

## \$245,000 - 307 10116 80 Avenue, Edmonton

MLS® #E4433473

**\$245,000**

2 Bedroom, 2.00 Bathroom, 1,020 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Executive 2 bed / 2 bath condo steps to Whyte Avenue! Less than 10 minute drive to both UofA and downtown. Bright and spacious unit. Fully painted less than a year ago. Gorgeous granite counters. Plenty of cabinets. Black appliances. Functional floorplan with separated bedrooms. Titled underground parking with storage. In-suite laundry with large storage room. Oversized balcony perfect for BBQs. Pet friendly building with board approval. Excellent location close to many restaurants, shopping and public transportation.

Built in 2002

### Essential Information

MLS® #	E4433473
Price	\$245,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active



## Community Information

Address	307 10116 80 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 6V7

## Amenities

Amenities	Exercise Room, Parking-Visitor, Storage-In-Suite, Storage Cage
Parking Spaces	1
Parking	Underground

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	In Floor Heat System, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 30th, 2025
Days on Market	3
Zoning	Zone 17
Condo Fee	\$623

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