

## \$249,900 - 311 10116 80 Avenue, Edmonton

MLS® #E4455733

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,041 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Urban luxury meets convenience in desirable Ritchie! With immediate possession available, this 1041 sq ft, 2-bedroom, 2-bath condo with TWO PARKING STALLS is ideal for students, professionals, or anyone seeking a vibrant lifestyle near the University of Alberta, restaurants, and public transportation. The secure building offers fantastic amenities, including a gym and heated parking. This 3rd-floor suite impresses with soaring 9' ceilings, maple cabinetry with raised island, a separate dining area, and a spacious laundry/storage room. The inviting living room features a cozy gas fireplace, while both bedrooms are generously sized. The primary suite includes a walk-through closet and private 3-piece ensuite. Enjoy relaxing or entertaining on your covered deck complete with a gas line for your BBQ. Condo fees cover heat, water, and sewer adding to the worry-free lifestyle. Why wouldn't you want to be in Ritchie in one of Edmonton's most sought-after neighborhoods?

Built in 2002

### Essential Information

MLS® # E4455733

Price \$249,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,041
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	311 10116 80 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 6V7

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Exercise Room, Intercom, No Animal Home, No Smoking Home, Patio, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Heated, Parkade, Single Indoor, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Insert, Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Flat Site, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Flat, Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Hazeldean
Middle	Ottewell/Donnan
High	Strathcona

### **Additional Information**

Date Listed	September 2nd, 2025
Days on Market	2
Zoning	Zone 17
Condo Fee	\$657

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