

# \$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 | 5                |
| Zoning         | Zone 17          |
| Condo Fee      | \$623            |

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