

# \$109,900 - 9725 82 Avenue, Edmonton

MLS® #E4440204

**\$109,900**

1 Bedroom, 1.00 Bathroom, 583 sqft  
Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Ideal for students, parents, or investors. This 1-bedroom condo is just minutes from the U of A and steps from Whyte Ave. The unit features hardwood flooring throughout the main areas, cozy carpet in the bedroom, and tile in the upgraded 4-piece bathroom. The kitchen is equipped with a black stove and dishwasher, stainless steel fridge, and a microwave hood fan. Perfect for easy everyday living. Enjoy the convenience of in-suite laundry and the bonus of condo fees that include heat and water. The living area is bright and welcoming, offering a great space to study or relax. Located in Old Strathcona, youâ€™re surrounded by parks, cafÃ©s, shops, and transit. Whether you're buying for a student or seeking a solid rental in one of Edmontonâ€™s most vibrant neighbourhoods, this unit delivers comfort, location, and value.

Built in 1969

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440204  |
| Price          | \$109,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 583       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1969                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 9725 82 Avenue |
| Area        | Edmonton       |
| Subdivision | Ritchie        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6E 1Y6        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Closet Organizers, Detectors Smoke, Intercom, No Animal Home, No Smoking Home |
| Parking   | Rear Drive Access, Stall  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Euro Washer/Dryer Combo, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas   |
| # of Stories | 3  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Flat Site, Landscaped, Paved Lane, View City, See Remarks |
| Roof              | EPDM Membrane  |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 12             |

|           |         |
|-----------|---------|
| Zoning    | Zone 17 |
| Condo Fee | \$538   |

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Listing information last updated on June 15th, 2025 at 10:17pm MDT