

## \$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 | 4                   |
| Zoning         | Zone 17             |
| Condo Fee      | \$657               |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 6th, 2025 at 11:47am MDT