

Courtesy Of Darlene A Reid Of MORE Real Estate

\$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	13
Zoning	Zone 17
Condo Fee	\$657

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