

## \$109,900 - 203 9725 82 Avenue, Edmonton

MLS® #E4458795

### \$109,900

1 Bedroom, 1.00 Bathroom, 639 sqft

Condo / Townhouse on 0.00 Acres

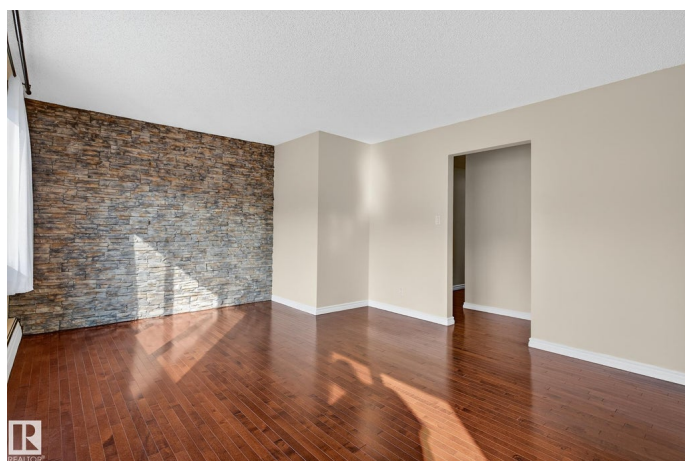
Ritchie, Edmonton, AB

Bright and affordable 1-bedroom condo in the heart of Ritchie, just off Whyte Ave! This south-facing unit is filled with natural light and features real hardwood floors, a spacious living area, and an updated kitchen with built-in dishwasher. The refreshed 3-piece bathroom and large bedroom add comfort and function. Enjoy the convenience of in-suite laundry and an assigned parking stall. Located in a well-kept, pet-friendly building just steps from cafes, restaurants, shops, and transit. Walk to Mill Creek Ravine or bike to the University of Alberta with ease. A perfect opportunity for first-time buyers, students, or anyone looking to live in one of Edmonton's most vibrant communities. Some photos are virtually staged.

Built in 1969

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458795  |
| Price          | \$109,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 639       |
| Acres          | 0.00      |
| Year Built     | 1969      |



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

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 203 9725 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Ritchie            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6E 1Y6            |

### Amenities

|           |                                                                   |
|-----------|-------------------------------------------------------------------|
| Amenities | On Street Parking, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | Stall                                                             |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Water                                                                     |
| # of Stories | 3                                                                                    |
| Stories      | 3                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | None, No Basement                                                                    |

### Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                              |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 51                   |
| Zoning         | Zone 17              |

Condo Fee                \$532

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Listing information last updated on November 9th, 2025 at 6:02am MST