

## \$125,000 - 302 9725 82 Avenue, Edmonton

MLS® #E4437280

**\$125,000**

1 Bedroom, 1.00 Bathroom, 655 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Are you looking for a property for your university student heading to classes in the fall? Or how about an affordable first home that is PET FRIENDLY? This is the perfect 655 sq.ft. one bedroom TOP FLOOR unit with INSUITE LAUNDRY! Don't let the size deter you as the entire unit is surprisingly spacious. The kitchen was upgraded years ago and has a dishwasher (which is rare at this price point). The main area, including the large living room, has nice vinyl flooring, the bedroom is a good size, and it's next to the updated bathroom. Finally, this unit has a Euro combo washer/dryer, and an assigned parking stall. The building is located on the quieter east side of Whyte Avenue, which makes an easy commute to the U of A or all of the trendy shops/restaurants, but it is just far enough to enjoy less traffic and walking in the Mill Creek Ravine.

Built in 1969

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4437280  |
| Price          | \$125,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 655       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1969                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 302 9725 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Ritchie            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6E 1Y6            |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Detectors Smoke, Intercom, No Smoking Home, Security Door, Vinyl Windows |
| Parking   | Stall   |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Euro Washer/Dryer Combo, 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 19th, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 75      |
| Zoning         | Zone 17 |
| Condo Fee      | \$538   |

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Listing information last updated on August 2nd, 2025 at 8:02pm MDT