

## \$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
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Days on Market	78
Zoning	Zone 17
Condo Fee	\$538

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