

## **\$310,000 - 210 9927 79 Avenue, Edmonton**

MLS® #E4429611

**\$310,000**

2 Bedroom, 2.00 Bathroom, 1,037 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Newer and Trendy "Solstice Off Whyte" condo in Ritchie offers a luxurious suite on the 2nd floor. Open living room/kitchen area w/large island for entertaining (seats 4). 9 Ft ceilings add to the spacious feeling. The living room has large bay windows & lots of natural light. Interior colours are classic neutral w/high end finishes and in great condition. Hunter Douglas blinds in all rooms are included. Mature flowering trees outside provide privacy and natural beauty. The patio doors lead to a large balcony area (good depth), complete with gas line for BBQ and lots of space for relaxing and enjoying the weather. Close to all amenities, restaurants/coffee shops, University of Alberta, Old Strathcona Farmer's Market, shopping and entertainment. It is very walkable and pedestrian friendly! Pets subject to board approval. This 2 bed/ 2 bath (1000 Sq Ft) unit includes 2 titled parking stalls (#45, #57) and 1 secure caged storage (#57) in the heated, secured basement parkade.

Built in 2007

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4429611  |
| Price     | \$310,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,037                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 210 9927 79 Avenue |
| Area        | Edmonton           |
| Subdivision | Ritchie            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6E 1R3            |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Party Room, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Heated, Parkade, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Intercom, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Water   |
| # of Stories      | 3  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | See Remarks  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Flat Site, Landscaped, Level Land, No Back Lane, No Through Road, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | Millcreek School    |
| Middle     | Ritchie Junior High |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 17         |
| Condo Fee      | \$595           |

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Listing information last updated on April 18th, 2025 at 4:47pm MDT