

## \$229,900 - 9835 82 Avenue, Edmonton

MLS® #E4433676

**\$229,900**

2 Bedroom, 1.00 Bathroom, 845 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Rare Opportunity – Right on Whyte Ave! Don't miss your chance to own property right on Whyte Avenue, in one of Edmonton's most iconic and walkable neighborhoods. This 2-bedroom, 844 sq ft condo offers incredible value with a private single-car garage and an additional parking stall right out front. This self-managed complex is lovingly maintained by its owners, with attention paid to every detail. With a bit of TLC, this condo has the potential to shine—making it an ideal choice for first-time buyers or investors alike. Renovated 12 years ago, the unit features hardwood flooring, granite countertops, stainless steel appliances, and convenient in-suite laundry. The building has also had major updates, including plumbing and electrical upgrades. Enjoy unbeatable access to public transit, shopping, restaurants, and schools—all just steps away from your front door. Whether you're looking to invest or live in the heart of it all, this is your opportunity to be part of the vibrant Whyte Ave lifestyle.

Built in 1951

### Essential Information

MLS® # E4433676

Price \$229,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	845
Acres	0.00
Year Built	1951
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	9835 82 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1Y7

### Amenities

Amenities	Closet Organizers, No Animal Home, No Smoking Home, Patio, Secured Parking, Storage-In-Suite
Parking Spaces	2
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Golf Nearby, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	44
Zoning	Zone 17
Condo Fee	\$566

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 14th, 2025 at 10:47am MDT