

## **\$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	13
Zoning	Zone 17
Condo Fee	\$595

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Listing information last updated on April 19th, 2025 at 8:02am MDT