

## \$229,900 - 4 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     | 4 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 | 141           |
| Zoning         | Zone 17       |
| Condo Fee      | \$566         |

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