

## \$269,900 - 202 9905 81 Avenue, Edmonton

MLS® #E4450344

**\$269,900**

1 Bedroom, 2.00 Bathroom, 1,031 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Welcome to Strathcona Haven, where youâ€™ll find this gorgeous, air-conditioned condo featuring 1 bedroom plus den and 2 baths, just steps from Whyte Ave with easy access to the University of Alberta. This bright and inviting corner unit, has no neighbours on either side. Original owner & pet free this unit shows pride of ownership with functional layout. The kitchen offers ample cabinetry, brand new stainless steel appliances, a corner pantry, and opens to the spacious dining area. The cozy living room features a corner fireplace and access to a private patio with quiet street views. The king-sized primary suite includes dual closets and a 3pc ensuite. French doors open to the den with a closet, perfect for a home office or guest space. A 4pc bath, in-suite laundry plus storage complete the unit. You'll also enjoy heated underground parking and secured storage unit, in this pet-friendly building, complete with soundproofing. Close to transportation, boutique shopping, festivals, and the Farmers Market.

Built in 2004

### Essential Information

MLS® # E4450344

Price \$269,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,031                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 202 9905 81 Avenue |
| Area        | Edmonton           |
| Subdivision | Ritchie            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6E 1W5            |

### Amenities

|           |                                                                                      |
|-----------|--------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Parking-Visitor, Patio, Secured Parking, Security Door, See Remarks |
| Parking   | Heated, Underground                                                                  |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Hot Water, In Floor Heat System, Natural Gas                                                                  |
| Fireplace         | Yes                                                                                                           |
| Fireplaces        | Corner                                                                                                        |
| # of Stories      | 4                                                                                                             |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                        |
| Construction      | Wood, Brick, Stucco                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 40              |
| Zoning         | Zone 17         |
| Condo Fee      | \$531           |

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Listing information last updated on September 8th, 2025 at 6:17am MDT