

## \$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
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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	37
Zoning	Zone 17
Condo Fee	\$531

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Listing information last updated on September 5th, 2025 at 8:02am MDT