

# \$305,000 - 207 9927 79 Avenue, Edmonton

MLS® #E4459457

**\$305,000**

2 Bedroom, 2.00 Bathroom, 1,043 sqft  
Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Life is better in Ritchie! This south-facing 2-bedroom, 2-bathroom condo offers over 1,042 sq ft of bright, open living space. The functional layout includes a spacious living area, a well-appointed kitchen, and generously sized bedrooms—complete with a primary suite featuring a private ensuite. Recent updates include new laminate flooring and fresh carpet in the primary bedroom. Enjoy the convenience of in-suite laundry, 2 titled parking stalls (1 underground + 1 surface), underground storage cage, plenty of storage in the unit, and a walkable location steps from Mill Creek Ravine, Whyte Avenue, local cafes, shops, and all the charm Ritchie is known for.

Built in 2007

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4459457          |
| Price          | \$305,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,043             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 207 9927 79 Avenue |
| Area        | Edmonton           |
| Subdivision | Ritchie            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6E 1R3            |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Ceiling 9 ft., Detectors Smoke, Intercom, Storage-In-Suite, Storage Cage |
| Parking Spaces | 2                                                                                           |
| Parking        | Heated, Stall, Underground, See Remarks                                                     |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                 |
| # of Stories      | 3                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood, Stone, Vinyl                  |
| Exterior Features | Back Lane, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                    |
| Construction      | Wood, Stone, Vinyl                  |
| Foundation        | Concrete Perimeter                  |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 12                   |
| Zoning         | Zone 17              |

Condo Fee                    \$619

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