

## **\$134,900 - #11 9630 82 Avenue, Edmonton**

MLS® #E4452357

**\$134,900**

1 Bedroom, 1.00 Bathroom, 634 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

**IDEAL LOCATION!** In the heart of Strathcona, steps from Whyte Avenue's fantastic shops, restaurants, caf  s. You'll love the quick access to the River Valley's scenic trails and parks, plus easy transit to the U of A and downtown. This vibrant and walkable location blends convenience, charm, and endless things to do. Come on in to this spacious 1 bedroom, 1 bathroom **TOP FLOOR CORNER UNIT** with **IN-SUITE LAUNDRY!** Open concept sunfilled family room welcomes you with rich chocolate floors and a beaming window. This modern galley kitchen ft rich wood toned cabinetry with abundant storage and wine cubbies, granite countertops, and a striking glass mosaic backsplash. Stainless steel appliances, a deep undermount sink with stylish faucet, and a large picture window offering treetop views complete the space. Sleek and contemporary, the bathrm ft a soaker tub w/ full-height tile surround, granite-topped vanity with under-mount sink, and a stylish glass mosaic backsplash for a polished finish. Your urban oasis awaits!

Built in 1958

### **Essential Information**

MLS® # E4452357

Price \$134,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 634                    |
| Acres          | 0.00                   |
| Year Built     | 1958                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | #11 9630 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Strathcona         |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 1A1            |

### Amenities

|           |                                                                                              |
|-----------|----------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Security Door |
| Parking   | Stall                                                                                        |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                                 |
| # of Stories | 4                                                                                                      |
| Stories      | 1                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                             |
| Exterior Features | Back Lane, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Flat                                                                                            |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 15           |
| Condo Fee      | \$360             |

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Listing information last updated on August 12th, 2025 at 10:32pm MDT