

Excellent Condition Main Level Unit Available in King Edward Place!

#31, 9914-80th Avenue NW
Edmonton, Alberta
\$149,900



Located in SE Edmonton – Ritchie in close proximity to 99 St.; Whyte Ave.; transit; University; shopping; Downtown; recreation; & River Valley Parks!

(A). Interior Suite Features:

- Overall Excellent Condition & Well-Maintained Unit
- Very Nice Corner Kitchen with Island & White Appliances
- Spacious Dinette accessing South-Facing Balcony
- Living Room with Corner Gas Fireplace & Bay Window
- Large-sized Primary Bedroom with Full En Suite Bath
- 2nd Guest Bedroom / Office with Desk & Murphy Bed Included
- Full 2nd Bath beside Medium-Sized Laundry / Storage Room

(B). KING EDWARD PLACE – Low-Rise Apartment Condominium:

- Suite #31 is Adjacent to Front Entrance, Lobby Area, & Mailboxes
- Included: Assigned Parking Stall #66 & Storage Locker #31
- Condo Documents Package on Order for Buyer Review
- Adult Living & No Pets for a Quieter & Tidier Building
- Building Professionally Managed by KDM Management
- Ideal for Seniors, Restricted-Mobility Buyers, Professionals, University Students, & Investors!



(C). Available Possession: 60 Days -- Negotiable

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#31, 9914-80 Ave. NW, Edmonton, AB

* LIST PRICE: \$149,900

| | | | |
|----------------------------|---|--|---|
| Area: | Southeast Edmonton | Bathrooms (Full): | 2 = 4 pc. (M) + 3 pc. E/S (M) |
| Neighbourhood: | Ritchie | Living Room: | 14' 7" x 10' 9" (M) |
| Zone: | 17 | Kitchen: | 9' 6" x 8' 11" (M) |
| Style: | Single Level Apartment Condo | Dinette: | 11' 0" x 7' 8" (M) |
| Total RMS Area: | 88.1 sq. m. = 948 sq. ft. (M) | Primary Bedroom: | 17' 9" x 14' 8" (M) |
| Condo Name: | King Edward Place | Bedroom #2: | 11' 5" x 9' 10" (M) |
| Year Built: | 1993 | Laundry Room: | 9' 2" x 6' 8" (M) |
| Property Taxes: | \$2028 / yr. (2025) | Corner Fireplace: | Gas; Brass and Tile Surround |
| Parking: | 1 x Assigned Covered Stall #66 | Condo Fee: | \$615 / month |
| Storage: | 1 x Assigned Storage Locker #31 | (condo fee includes: parking, exterior maintenance, asphalt shingles, brick & stucco landscape, snow, & insurance for common areas, roof & exterior, baseboard -- natural gas heat, reserve fund, management, & water / sewer) | |
| Heating: | Baseboard -- Natural Gas | Unit Factor: | 165 / 10,000 |
| Possession Date: | 60 Days -- Negotiable | Property Manager: | KDM Management |
| Land Use Code: | Residential -- City of Edmonton | PM Phone Number: | 780-460-0444 |
| Legal Description: | Plan 9320761 Unit 31 | PM Website: | https://kdmgmt.ca |
| Att. Good Included: | Bedroom #2 Murphy Bed | | |
| Goods Included: | (1). Built-in Dishwasher; (2). Refrigerator; (3). Electric Stove; (4). Dryer; (5). Washer; (6). Hoodfan; (7). Kitchen Island; (8). Two White Cabinets in Laundry Room; & (9). White Desk in BDRM #2; (10). All Window Coverings; & (11). All Keys & Fobs. | | |
| | * Note: Some Other Interior Items & Furniture may be Negotiable. | | |



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* All advertised information is not guaranteed accurate - Buyers to verify.

**Interior Layout Diagram for #31, 9914-80 Avenue NW,
Edmonton, Alberta, Canada (King Edward Place)**



Area (RMS) = 88.1 sq. m. = 948 sq. ft. (M)

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3-Dimensional View of #31, 9914-80 Avenue NW, Edmonton, Alberta, Canada (King Edward Place)



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#31, 9914-80 Avenue NW, Edm., AB (King Edward Place) - (Interior Photos Part 1)



#31, 9914-80 Avenue NW, Edm., AB (King Edward Place) - (Interior Photos Part 2)



#31, 9914-80 Avenue NW, Edm., AB (King Edward Place) - (Interior Photos Part 3)



#31, 9914-80 Avenue NW, Edm., AB (King Edward Place) - (Common Area & Exterior)



#31, 9914-80 Avenue NW, Edm., AB (King Edward Place) – Neighbourhood Photos





Neighbourhood Map for Communities of Ritchie, Strathcona, Garneau, & Queen Alexandra

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