# \$124,900 - 9 6920 101 Avenue, Edmonton

MLS® #E4436502

#### \$124,900

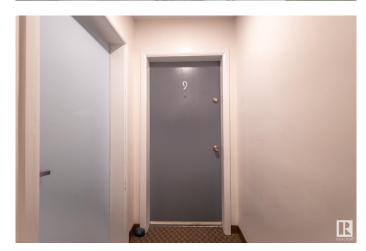
2 Bedroom, 1.00 Bathroom, 786 sqft Condo / Townhouse on 0.00 Acres

Terrace Heights (Edmonton), Edmonton, AB

Premium Top-Floor 2-Bedroom Condo in Terrace Heights! This beautifully renovated top-floor unit offers the perfect blend of comfort and convenience in a charming condo building along a tree-lined boulevard in Terrace Heights. Ideal for a single parent or parents purchasing a home for their child, this condo is situated just a short walk from Capilano Mall and the serene Edmonton River Valley. The unit features modern updates, including stylish flooring, updated fixtures, and fresh paint (completed in May 2025). The bathroom has also been thoughtfully refreshed, providing a contemporary feel. Beyond the unit itself, the condo association has demonstrated excellent stewardship with key upgrades over the years, including new siding and energy-efficient vinyl windows, ensuring peace of mind for years to come. Whether you're a first-time buyer seeking a welcoming home or a parent investing in a safe, vibrant space for your family, this is an exceptional opportunity in a fantastic location close to transit.







Built in 1955

#### **Essential Information**

MLS® # E4436502 Price \$124,900 Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 786

Acres 0.00

Year Built 1955

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 9 6920 101 Avenue

Area Edmonton

Subdivision Terrace Heights (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T6A 0H7

#### **Amenities**

Amenities Detectors Smoke, Vinyl Windows

Parking Spaces 2

Parking Stall

#### Interior

Appliances Dishwasher-Built-In, Refrigerator, Stove-Gas

Heating Forced Air-1, Natural Gas

# of Stories 3
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Back Lane, Public Transportation, Schools

Roof Tar & T

Construction Wood, Stucco

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 15th, 2025

Days on Market 16

Zoning Zone 19

Condo Fee \$400

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 31st, 2025 at 6:32am MDT