

# \$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 & Gravel                              |
| Construction      | Wood, Stucco                              |
| Foundation        | Concrete Perimeter                        |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 19        |
| Condo Fee      | \$400          |

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Listing information last updated on May 28th, 2025 at 4:32am MDT