

# **\$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**

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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	2
Zoning	Zone 19
Condo Fee	\$400

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