

Courtesy Of Taylor J Hack Of RE/MAX River City

## \$235,000 - 120 10121 80 Avenue, Edmonton

MLS® #E4429991

**\$235,000**

2 Bedroom, 2.00 Bathroom, 802 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Welcome to the lifestyle upgrade—right in the heart of Ritchie. Visit the REALTOR®'s website for more details. This pet-friendly, main-floor condo makes every day easier as part of a maintenance free lifestyle overlooking the fountain in Scona Gardens. Everything you need is in this efficient two bed, two bath floor-plan made bright with south facing windows. Plus, it's got the extras including in-suite laundry, central A/C, & a heated underground parking stall (just steps from the nearby elevator!) that includes storage cage. Scona Gardens has so many perks with deluxe indoor visitor parking, a rentable guest suite for your visitors, a gym, workshop, car wash & a bicycle room for your River Valley enjoyment. All this in desirable Ritchie, just minutes to Whyte Ave, U of A & great experiences at the farmer's market, restaurants, & festivals. Whether you're rightsizing or buying your first place, this well-equipped unit is your fresh start in Ritchie. This is convenience. This is comfort. This is home.

Built in 2006

### Essential Information

MLS® # E4429991

Price \$235,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 802                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 120 10121 80 Avenue |
| Area        | Edmonton            |
| Subdivision | Ritchie             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 0B9             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Air Conditioner, Car Wash, Closet Organizers, Detectors Smoke, Exercise Room, Guest Suite, Intercom, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-Locker Room |
| Parking Spaces | 1   |
| Parking        | Heated, Parkade, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Fan Coil, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Wall Mount  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | No Through Road, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                   |
|------------|-------------------|
| Elementary | Hazeldean School  |
| Middle     | Allendale School  |
| High       | Strathcona School |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 17          |
| Condo Fee      | \$522            |

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Listing information last updated on May 2nd, 2025 at 3:47am MDT