

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

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MLS® #E4429991

**\$235,000**

2 Bedroom, 2.00 Bathroom, 802 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Welcome to the lifestyle upgradeâ€™right in the heart of Ritchie. Visit the REALTORÂ’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 youâ€™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	56
Zoning	Zone 17
Condo Fee	\$522

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