

## \$204,900 - 340 10121 80 Avenue, Edmonton

MLS® #E4428089

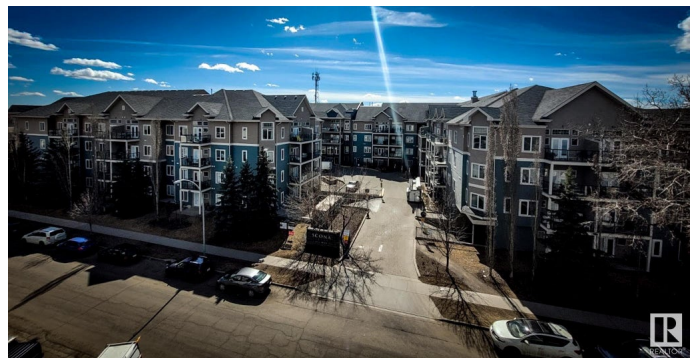
### \$204,900

1 Bedroom, 1.00 Bathroom, 662 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Welcome to Scona Gardens—where urban convenience meets peaceful retreat in the heart of Ritchie. This bright and updated 1 bed + den condo lovingly cared for by the original owners, offers a private view over an open field and Gateway Blvd from your third-floor balcony. Inside, enjoy stylish upgrades to flooring, lighting, and the kitchen backsplash, plus newer appliances including a washer/dryer (2022) and microwave (2023). The spacious den is ideal for a home office or oversized pantry. The electric fireplace adds cozy charm, while the tandem-access bath offers added convenience. You'll love the extra-wide titled underground stall in the secure heated parkade with keyed elevator access. Well-managed building with newer security cameras, fitness room, guest suite, and car wash bay. With Whyte Ave, U of A, and the River Valley just minutes away, this quiet gem delivers unbeatable value. Don't miss your chance to live in one of Edmonton's most loved communities!



Built in 2006

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4428089  |
| Price    | \$204,900 |
| Bedrooms | 1         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 662                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 340 10121 80 Avenue |
| Area        | Edmonton            |
| Subdivision | Ritchie             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 0B9             |

### Amenities

|           |                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Exercise Room, Guest Suite, No Smoking Home, Parking-Visitor, Secured Parking, Storage Cage |
| Parking   | Heated, Parkade, Underground                                                                                           |

### Interior

|              |                                                                                                                                    |
|--------------|------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer |
| Heating      | Fan Coil, Natural Gas                                                                                                              |
| Fireplace    | Yes                                                                                                                                |
| Fireplaces   | Corner                                                                                                                             |
| # of Stories | 4                                                                                                                                  |
| Stories      | 1                                                                                                                                  |
| Has Basement | Yes                                                                                                                                |
| Basement     | None, No Basement                                                                                                                  |

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                                                                                                           |
| Exterior Features | Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, |

|              |                     |
|--------------|---------------------|
|              | View City           |
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 35               |
| Zoning         | Zone 17          |
| Condo Fee      | \$450            |

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Listing information last updated on May 2nd, 2025 at 5:02am MDT