

## \$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	33
Zoning	Zone 17
Condo Fee	\$450

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 11:17am MDT