

## **\$207,500 - 449 10121 80 Avenue, Edmonton**

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MLS® #E4430620

### **\$207,500**

1 Bedroom, 1.00 Bathroom, 714 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Beautiful and Rare Top Floor Penthouse one bedroom unit in Scona Gardens. Soaring Ceilings with tons of natural light streaming through the south facing windows in this bright and modern condo. Located moments to Whyte Avenue, Shopping and Restaurants this home is perfect for investors or first time home buyers. Open Kitchen with Chocolate Brown Colored Wood Cabinetry. Quartz Counters with an eating bar set off this kitchen. All appliances included. Open Living Room with ample room to lay out your furniture. Garden door leads to sunny south facing balcony overlooking the green space and train tracks! Bedroom is a spacious size with walk through closet and bathroom. Separate storage room with washer/dryer unit. This well cared for building has all the extras: exercise room, hobby room, car wash and a guest suite. Underground heated parking #132. Condo fees are \$439 and include heat, water and sewer.



Built in 2006

### **Essential Information**

MLS® #	E4430620
Price	\$207,500
Bedrooms	1
Bathrooms	1.00

Full Baths	1
Square Footage	714
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	449 10121 80 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0B9

### **Amenities**

Amenities	No Smoking Home
Parking Spaces	1
Parking	Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Private Setting, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 12th, 2025
Days on Market	3
Zoning	Zone 17
Condo Fee	\$439

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