

## \$288,800 - 236 10121 80 Avenue, Edmonton

MLS® #E4399312

**\$288,800**

2 Bedroom, 2.00 Bathroom, 1,090 sqft  
Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Located in the Ritchie/Old Strathcona area just south of Whyte Avenue. Conveniently close to shopping, transit, University of Alberta, Downtown and River Valley trails. The complex was built in 2006 and this unit was completed in 2009. With a modern open concept design, almost 1,100 SF of living space and 9'™ ceilings this unit boasts one of the largest floorplans available in the complex. Stainless steel appliances (fridge, stove, dishwasher, microwave). In-suite laundry. Granite countertops throughout. Modern vinyl plank flooring (installed in 2021) and ceramic tile flooring. Central air conditioning. Courtyard-facing balcony with gas hook-up. Oversized master bedroom with walk-in closet. One underground, heated, secure parking stall (additional underground visitor parking available). Storage room (located in front of your parking stall). Wheelchair accessible / 2 elevators. Controlled entries with video surveillance. Other amenities include: Fitness Centre, bike storage, car wash bay and guest suite.

Built in 2006

### Essential Information

MLS® #	E4399312
Price	\$288,800



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,090
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	236 10121 80 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0B9

### Amenities

Amenities	Air Conditioner, Car Wash, Deck, Exercise Room, Guest Suite, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room, Vinyl Windows, Workshop
Parking	Heated, Parkade, Stall, Underground

### Interior

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

**Exterior**

Exterior	Wood, Stone, Vinyl, Hardie Board Siding
Exterior Features	Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby, Vegetable Garden
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Slab

**Additional Information**

Date Listed	July 26th, 2024
Days on Market	269
Zoning	Zone 17
Condo Fee	\$679

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