

## \$285,000 - 236 10121 80 Avenue, Edmonton

MLS® #E4399312

**\$285,000**

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  | \$285,000 |



|                |                        |
|----------------|------------------------|
| 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 | 290             |
| Zoning         | Zone 17         |
| Condo Fee      | \$679           |

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Listing information last updated on May 12th, 2025 at 7:32pm MDT