

# \$239,900 - 303 10121 80 Avenue, Edmonton

MLS® #E4421189

**\$239,900**

2 Bedroom, 2.00 Bathroom, 807 sqft  
Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Immerse yourself in the EPITOME OF URBAN LIVING within the walls of this exquisite 807 sq ft condo at Scona Gardens, strategically positioned JUST OFF BUSTLING WHYTE AVE. This flawlessly crafted and AIR-CONDITIONED, 2-bedroom, 2-bathroom sanctuary with a SOUTH-FACING BALCONY, UNDERGROUND HEATED PARKING WITH PRIVATE STORAGE, soaring 9' ceilings, and a thoughtfully designed open floor plan that epitomizes contemporary living. Indulge in the LUXURIOUS AMENITIES the complex has to offer, including an invigorating EXERCISE ROOM, a stylish guest suite, and a convenient CAR WASH BAY. Embrace the convenience of the prime location, a stone's throw away from Whyte ave, U of A, the vibrant downtown core, and all essential services, making this condo a must-see property in one of the city's most coveted neighborhoods.

Built in 2006

## Essential Information

MLS® #	E4421189
Price	\$239,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	807



Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	303 10121 80 Avenue
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 0B9

### **Amenities**

Amenities	Air Conditioner, Car Wash, Ceiling 9 ft., Exercise Room, Patio, Secured Parking, Security Door, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Heated, Parkade, Single Indoor, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Shopping Nearby, View City
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            February 12th, 2025

Days on Market      53

Zoning                 Zone 17

Condo Fee             \$522

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Listing information last updated on April 6th, 2025 at 12:02am MDT