

## **\$199,500 - 1005 8340 Jasper Avenue, Edmonton**

MLS® #E4445809

**\$199,500**

1 Bedroom, 2.00 Bathroom, 1,077 sqft

Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

Enjoy Living a Carefree Condominium Lifestyle in this Updated 10th Floor Unit in River Ridge. Offering Stunning RIVER VALLEY/DOWNTOWN VIEWS, 1,075 SQFT of Living Space, 1 Bed, 2 FULL Bathrooms, Vinyl Plank Flooring, a Very Spacious Balcony, Air Conditioning & 1 Titled-Heated Underground Parking Stall. The Bright, Open Concept Floor Plan Includes a Large Living Room & Dining Room Making this Space Ideal for Entertaining! The Kitchen Features Professionally Painted Cabinetry, Quartz Countertops, Under Cabinet Lighting & SS Appliances. Enjoy the Added Bonus of In-Suite Laundry & a Good Size Storage Space! Building Amenities Include a Fitness Room, Sauna, Sun Room/Library, Outdoor Patio/Kitchen with BBQ's. A Social/Games Room & a Guest Suite. The Building is Very Nicely Kept, Professionally Managed & Condo Fees Include Heat, Water, Electricity & TV. Located Just Minutes from the Downtown Core, Ice District, LRT, Commonwealth Stadium, River Valley Trails, Shopping, a Cozy Cafe' & More!

Built in 1981

### **Essential Information**

MLS® # E4445809

Price \$199,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,077                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 1005 8340 Jasper Avenue |
| Area        | Edmonton                |
| Subdivision | Cromdale                |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5H 4C6                 |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Exercise Room, Parking-Visitor, Party Room, Patio, Secured Parking, Sunroom |
| Parking   | Heated, Parkade, Stall, Underground  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Hot Water, Natural Gas  |
| # of Stories      | 13  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete  |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, |

|              |                            |
|--------------|----------------------------|
|              | View Downtown, See Remarks |
| Roof         | Tar & Gravel               |
| Construction | Concrete                   |
| Foundation   | Concrete Perimeter         |



**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 09        |
| Condo Fee      | \$841          |

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Listing information last updated on July 12th, 2025 at 1:17pm MDT