

# **\$194,900 - 605 8340 Jasper Avenue, Edmonton**

MLS® #E4423564

**\$194,900**

1 Bedroom, 1.00 Bathroom, 1,049 sqft

Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

Enjoy the carefree condo lifestyle in River Ridge, perched above the river valley offering stunning views from this 1050 sqft 1 bedroom, 1 bathroom 6th floor condo. Easily converted to 2 bedroom, 2 bathroom unit! Renovated kitchen with granite counters, backsplash, cabinets, s/s appliances, recessed lighting, hardwood flooring. Dining room & living room with patio door access to balcony. Renovated main bath, primary bedroom with walk-in closet & separate den (den was formally a 4 piece ensuite & can be converted). Balcony access from the bedroom. In suite storage & laundry. Living room with open den can be divided to add bedroom #2. Pet friendly. Great amenities: fenced yard, deck, picnic tables, bbq & pergola. Indoors you'll find a sun room & library, gym, guest room, party room w/kitchen. Air conditioned, concrete building, underground parking, close to LRT, major bus routes, river valley parks & trails. Condo fee \$789 includes all utilities & cable TV. Excellent reserve fund & well managed.

Built in 1981

## **Essential Information**

MLS® # E4423564

Price \$194,900

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,049                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 605 8340 Jasper Avenue |
| Area        | Edmonton               |
| Subdivision | Cromdale               |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5H 4C6                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Exercise Room, Guest Suite, Parking-Visitor, Party Room, Sunroom |
| Parking Spaces | 1  |
| Parking        | Heated, Underground  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Natural Gas   |
| # of Stories | 13   |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete   |
| Exterior Features | Public Swimming Pool, Public Transportation, River Valley View, River View, Schools, Shopping Nearby |
| Roof              | Roll Roofing   |
| Construction      | Concrete   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 1st, 2025  
Days on Market                63  
Zoning                              Zone 09  
Condo Fee                        \$789

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