

# **\$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                64  
Zoning                              Zone 09  
Condo Fee                        \$789

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 4th, 2025 at 4:47am MDT