



Edmonton 09 Cromdale
#504 8340 JASPER AV NW

LP: \$200,000

SP:



ACTIVE

List ID #: E4231005 **Type:** Apartment High Rise
DOM: 5 **Style:** Single Level Apartment
Rms Abv Gd: 5 **Year Blt:** 1981
Bedrms: **Above:** 2 **Ttl:** 2 **Basement:** None
Baths: 2 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 1,141.85 **Total Flr (M):** 106.08

Absolutely stunning river valley views!! This spectacular condo in the well maintained and managed building of River Ridge located on Jasper Avenue features 2 bedrooms, 2 bathrooms and 1,141.85 sq ft of living space. This 5th floor south west riverview facing unit features a good size balcony to enjoy the views, IN-SUITE LAUNDRY, air conditioning, and TITLED PARKING! The kitchen comes equipped with stainless steel built-in microwave, fridge, dishwasher, plenty of counter space, and new countertops in both the bathrooms and kitchen. CONDO FEES INCLUDE cable, heat, water, power, building insurance and amenities which include an exercise room, sauna, guest parking, party room, and outdoor patio area. The unit has 2 spacious bedrooms with access to the balcony, including a large master bedroom with walk-in closet and 4-pc ensuite. Easy access to the river valley trails, downtown, the LRT, Commonwealth Stadium, rec-center, Borden Park and Rogers Place.

Directions:

Virtual Tour: <https://vimeo.com/461043381>

Brochure: <http://www.504-8340-JasperAve.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	immediate	Level	Mtr2	SqFt
Full Baths:	0	0	0	1	0	0	Occupancy:	Vacant	Main:		
Ensuite		0	0	1	0	0			Upper:		
Addl Rms:	0	Finished Lvl: 1					Garage Dim:		AbGd:		
Fpl:		Fpl Fuel:					Elem Schl:	Riverdale School	Lowr:		
Fpl Type:							Jr High Schl:	St. Alphonsus	BIGd:		
Parking:	Off Street, Underground						High Schl:	McNally High School	Total A.G.	106.08	1,141.85

Living Rm:	3.46x7.82	M	Master Bdrm:	5.96x3.35	M
Dining Rm:	2.97x3.77	M	Bedrm 2:	2.27x2.69	M
Kitchen:	4.1x2.97	M	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:					
Bonus Rm					

Flooring: Laminate Flooring, Linoleum **Foundation:** Concrete
Construct: Concrete **Heat Type:** Baseboard
Roof: Tar & Gravel **Heat Fuel:**
Exterior: Concrete **Remodel:**
Site Infl: Back Lane, Fenced, Flat Site, Landscaped, **Amen/Features:** Air Conditioner, Exercise Room, Laundry-In-Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Sauna; Swirlpool; Steam, Security Door, Storage-In-Suite, Sunroom, Television
Goods Incl: Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings **Restrict:** Pet Restrict/Board Approv
Warranty:
Front Expos: South **Goods Excl:**
Prop Class: Condo **Condo/HOA:** **Condo:** \$695.16 **HOA:**
Condo Name: River Ridge Amenities w/Condo, Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution
Prk Encl/TTL: 1 / 1 / 8222370

Lot Sq (M):		Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	RA9
Conform:		Front Expos:	South
Taxes:	\$1,762.54 Tax Yr: 2020	Local Improv:	/Yr: