

## \$169,900 - 501 8340 Jasper Avenue, Edmonton

MLS® #E4453458

**\$169,900**

1 Bedroom, 1.00 Bathroom, 879 sqft

Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

For more information, please click on "View Listing on Realtor Website". LOCATION! LOCATION! LOCATION! - CORNER UNIT - Enjoy RIVER VALLEY STUNNING VIEW from living room - CLOSE TO COMMONWEALTH STADIUM, CONCRETE BUILDING, AIR CONDITION (A/C) - Huge 1 Bed, 1 Bath, 1 Underground Assigned/Titled parking, In-suite Laundry w/washer and dryer combo, Large and fully built closets included in Condo. This FIFTH FLOOR CORNER UNIT offers Tons of light with beautiful River Valley views from the super-sized BRIGHT Living room, Bedroom, and access to LARGE BALCONY. Condo strikes a good balance between being not too high and not too low. The condo fee includes ALL UTILITIES! Heat, Water, Power/Electricity, plus Cable TV! which is rarely found. UPGRADES include sink plumbing, new digital thermostat, new Exhaust fan, and spare Exhaust fan all included.

Built in 1981

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453458  |
| Price      | \$169,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 879                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 501 8340 Jasper Avenue |
| Area        | Edmonton               |
| Subdivision | Cromdale               |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5H 4C6                |

### Amenities

|                |                                                                                                                                                                                                                                                                                                                                   |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Barbecue-Built-In, Closet Organizers, Deck, Detectors Smoke, Exercise Room, Intercom, Parking-Extra, Parking-Visitor, Party Room, Patio, Smart/Program. Thermostat, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Sunroom, Television Connection, Vinyl Windows |
| Parking Spaces | 1                                                                                                                                                                                                                                                                                                                                 |
| Parking        | Heated, Parking Pad Cement/Paved, Rear Drive Access, Underground                                                                                                                                                                                                                                                                  |

### Interior

|              |                                                                                                                                                                                                                 |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Appliances Negotiable, Dishwasher-Built-In, Garage Opener, Oven-Built-In, Oven-Microwave, Refrigerator-Energy Star, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas                                                                                                                                                                                          |
| # of Stories | 12                                                                                                                                                                                                              |
| Stories      | 1                                                                                                                                                                                                               |
| Has Basement | Yes                                                                                                                                                                                                             |
| Basement     | None, No Basement                                                                                                                                                                                               |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Concrete                                                        |
| Exterior Features | Corner Lot, Golf Nearby, Landscaped, Low Maintenance Landscape, |

Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Recreation Use, River View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown

|              |                    |
|--------------|--------------------|
| Roof         | Concrete Tiles     |
| Construction | Concrete           |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 29                |
| Zoning         | Zone 09           |
| Condo Fee      | \$766             |

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 September 15th, 2025 at 6:32pm MDT