

# \$375,000 - 118 7510 89 Street, Edmonton

MLS® #E4422262

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,337 sqft  
Condo / Townhouse on 0.00 Acres

Avonmore, Edmonton, AB

Welcome to the Conservatory! This bright, corner suite offers 2 bedrooms, 2 full baths, and stunning Ravine views. Located in a well-maintained 18+ building, it features an open concept layout with hardwood floors, A/C, and a spacious kitchen with quartz counters, pantry, island seating, and stainless steel appliances. The primary bedroom includes south and west facing windows for tons of natural light, a dual walk-through closet (one walk-in), and a luxurious 4-piece ensuite. The second bedroom has a Murphy bed for versatility. Enjoy a large covered deck with direct access to the complex's fenced backyard, next to Mill Creek Ravine with trails and off-leash areas. Additional perks include full-size in-suite laundry, titled tandem parking stall with attached storage cage, and amenities like a gym, guest suite, library, and a top-floor social room with an outdoor deck. All this is just a short walk from the fun shops and tasty treats at the 4 corners in Ritchie!

Built in 2005

## Essential Information

MLS® #	E4422262
Price	\$375,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,337
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	118 7510 89 Street
Area	Edmonton
Subdivision	Avonmore
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0X5

### **Amenities**

Amenities	Deck, Exercise Room, No Smoking Home, Parking-Visitor, Social Rooms, Storage Cage, Natural Gas BBQ Hookup, Rooftop Deck/Patio
Parking	Heated, Tandem, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Ravine View

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	22
Zoning	Zone 17
Condo Fee	\$794

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