

\$230,000 - 303 8108 109 Street, Edmonton

MLS® #E4418164

\$230,000

2 Bedroom, 2.00 Bathroom, 914 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

This is it! Location, Location, Location! Welcome to highly coveted GARNEAU with close proximity to ALL that the city has to offer. Positioned 1 block south of WHYTE (82nd) Avenue is FACULTY COURT, an exclusive 14 Unit building with Heated, Secured Underground Parking and an open Courtyard. This Beautiful 2 BED, 2 BATH condo offers 913 FT2 of living space including in-suite laundry. The bedrooms are LARGE & spacious with HIGH ceilings. The living room is spacious, with oversized windows & boasts a gas FIREPLACE. The spacious balcony offers BBQ gas line & views to Whyte Ave. This urban dream offers an unparalleled location within walking distance to: U of A, Hospital, River Valley, Whyte Ave, Shopping, Nightlife, Restaurants & MORE. The downtown core, MacEwan & NAIT are a short commute. Walk to groceries & restaurants! This property makes a Great Home or wise investment. Students, professionals or urbanites will love the vibe! LOW Condo Fees include Heat & Water! Some pictures are virtually staged

Built in 2000

Essential Information

MLS® # E4418164

Price \$230,000



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 914 |
| Acres | 0.00 |
| Year Built | 2000 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 303 8108 109 Street |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 2V7 |

Amenities

| | |
|----------------|--|
| Amenities | Off Street Parking, On Street Parking, Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire |
| Parking Spaces | 1 |
| Parking | Heated, Parkade, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Tile Surround |
| # of Stories | 4 |
| Stories | 4 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 16th, 2025 |
| Days on Market | 89 |
| Zoning | Zone 15 |
| Condo Fee | \$639 |

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Listing information last updated on April 15th, 2025 at 6:02pm MDT