

\$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 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 | 79 |
| Zoning | Zone 15 |
| Condo Fee | \$639 |

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 April 5th, 2025 at 4:32am MDT