

Courtesy Of Alison Murray Of Rimrock Real Estate

\$450,000 - 106 8631 108 Street, Edmonton

MLS® #E4427731

\$450,000

2 Bedroom, 2.00 Bathroom, 1,245 sqft
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

University of Alberta condo located one block from Saskatchewan Drive & River Valley! Welcome to High Level Crossing, a fantastic concrete building with a high efficiency boiler, hydronic hot water heating, and low-E windows. A well-maintained 1,245 sft unit boasts 2 bedrooms + den + 2 bathrooms + 2 underground parking stalls + 1 storage cage. Open floor plan with plenty of windows, crown molding, and hardwood floors throughout. Large living room with gas fireplace opens to a dining room/den/ and steps onto a lovely west-facing patio on a tree-lined street. Kitchen features granite countertops, stainless steel appliances with a newer inductive stove. Includes newer paint and blinds. Good-sized bedrooms, located on separate sides of the condo, for added privacy. Other notable condo necessities include in-suite laundry and visitor parking. A fabulous Garneau condo in a concrete building, located just minutes from restaurants, farmers' markets, the river valley trails, and the University of Alberta.



Built in 2006

Essential Information

MLS® #	E4427731
Price	\$450,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,245
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	106 8631 108 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2G4

Amenities

Amenities	Closet Organizers, Detectors Smoke, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Indoor

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, See Remarks

Exterior

Exterior	Concrete, Stone, Stucco
Exterior Features	Back Lane, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 27th, 2025
Days on Market	8
Zoning	Zone 15
Condo Fee	\$735

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