

# \$235,000 - 303 8108 109 Street, Edmonton

MLS® #E4418164

**\$235,000**

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 \$235,000



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	57
Zoning	Zone 15
Condo Fee	\$639

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