

## \$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              |

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 15th, 2025 at 2:17pm MDT