

## \$350,000 - 305 8536 106a Street, Edmonton

MLS® #E4426790

**\$350,000**

2 Bedroom, 2.00 Bathroom, 1,108 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Stunning 2-bedroom, 2-bathroom condo with loft in Strathcona, offering 1,107 sq. ft. of modern living space. The main floor features an open-concept layout with a beautiful modern kitchen and in-floor heating for added comfort. The spacious primary bedroom includes a 3-piece ensuite and a walk-in closet. The upper loft area is perfect for additional living space. A private balcony, ideal for morning coffee and enjoying sunsets. This well-managed building includes an elevator, one underground parking stall and one surface level stall. Ideally located near golf courses, the University of Alberta, River Valley, Kinsmen Sports Center, Whyte Avenue, and grocery stores, making it a perfect home for convenience and lifestyle. Don't miss this opportunity to own in a prime location!

Built in 2002

### Essential Information

MLS® #	E4426790
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,108
Acres	0.00
Year Built	2002



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Loft
Status	Active

### Community Information

Address	305 8536 106a Street
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4J9

### Amenities

Amenities	Detectors Smoke, Parking-Visitor, Secured Parking, Storage-In-Suite
Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	In Floor Heat System, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Garneau School
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Middle	McKernan School
High	Strathcona High School

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	42
Zoning	Zone 15
Condo Fee	\$739

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