

## \$349,800 - 403 8619 111 Street, Edmonton

MLS® #E4432251

**\$349,800**

2 Bedroom, 1.00 Bathroom, 1,025 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Great location on a tree lined street in the heart of Garneau just steps to U of A Hospital, University, LRT , restaurants, cafes and more. Quick access to Whyte Avenue and downtown. Contemporary open floor plan with 10 ceilings and large windows. Upgraded flooring and appliances. Balcony with gas connection for BBQ. Titled underground parking. Great value! For more details please visit the REALTOR®'s Website.

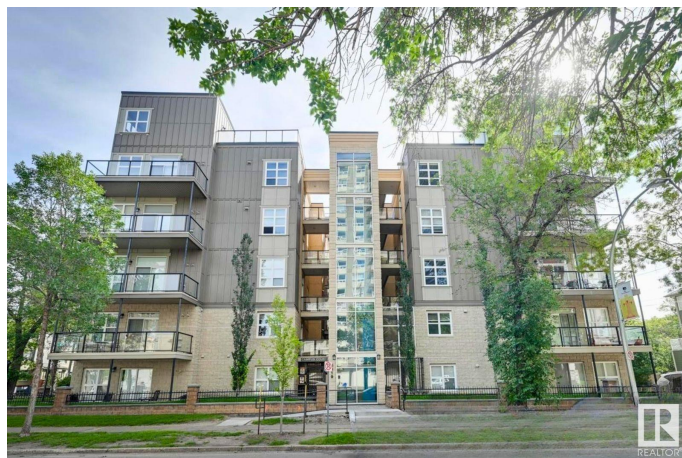
Built in 2001

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4432251               |
| Price          | \$349,800              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,025                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

Address 403 8619 111 Street



|             |          |
|-------------|----------|
| Area        | Edmonton |
| Subdivision | Garneau  |
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6W 2W1  |

### **Amenities**

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Ceiling 10 ft., Natural Gas BBQ Hookup |
| Parking Spaces | 1                                      |
| Parking        | Heated, Underground                    |

### **Interior**

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| # of Stories | 5                                                                                  |
| Stories      | 1                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | None, No Basement                                                                  |

### **Exterior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                       |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                       |
| Construction      | Wood, Stucco                                                       |
| Foundation        | Concrete Perimeter                                                 |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Garneau/Our Lady of Mount  |
| Middle     | Mckernan/Louis St. Laurent |
| High       | Strathcona/St. Brendan     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 15          |
| Condo Fee      | \$440            |

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Listing information last updated on May 1st, 2025 at 6:17am MDT