

## \$389,900 - 204 8631 108 Street, Edmonton

MLS® #E4442485

**\$389,900**

2 Bedroom, 2.00 Bathroom, 1,183 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Why rent when you can own this upgraded 2 bed, 2 bath executive condo just steps from the University of Alberta? Located in the well-built, 27-unit High Level Crossing complex, this 1200 sq ft suite is ideal for students, professionals, or savvy investors. Solid CONCRETE construction with top-tier soundproofing, this unit features 9 ft ceilings, engineered hardwood, stainless appliances, granite countertops, crown moldings, in-suite laundry, and underground parking with storage. The primary bedroom offers a full ensuite and walk-in closet, while the open-concept layout flows to your private east-facing balcony. Enjoy downtown views from the side living room window and watch the historic High Level Streetcar roll by on the adjacent walking trail. Just a 5-minute walk to U of A, steps to the river valley, and close to everything Garneau offers. This location blends lifestyle, convenience, and long-term value. A rare opportunity to own in one of Edmonton's most desirable and walkable neighbourhoods.

Built in 2006

### Essential Information

MLS® # E4442485

Price \$389,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,183                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 204 8631 108 Street |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 4M5             |

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | Deck                |
| Parking   | Heated, Underground |

### Interior

|                   |  |        |                 |               |
|-------------------|--|--------|-----------------|---------------|
| Interior Features | ensuite bathroom                               |        |                 |               |
| Appliances        | Dishwasher-Built-In,<br>Stove-Electric, Washer | Dryer, | Oven-Microwave, | Refrigerator, |
| Heating           | Hot Water, Water                               |        |                 |               |
| # of Stories      | 4  |        |                 |               |
| Stories           | 1  |        |                 |               |
| Has Basement      | Yes  |        |                 |               |
| Basement          | None, No Basement                              |        |                 |               |

### Exterior

|                   |   |  |  |  |
|-------------------|---|--|--|--|
| Exterior          | Concrete, Stone, Stucco   |  |  |  |
| Exterior Features | Fruit Trees/Shrubs, Public Transportation, Schools, Shopping Nearby,<br>View City |  |  |  |
| Roof              | Asphalt Shingles  |  |  |  |

|              |                         |
|--------------|-------------------------|
| Construction | Concrete, Stone, Stucco |
| Foundation   | Concrete Perimeter      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 58              |
| Zoning         | Zone 15         |
| Condo Fee      | \$703           |

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Listing information last updated on August 11th, 2025 at 2:17pm MDT