

## \$349,888 - 106 8619 111 Street, Edmonton

MLS® #E4443655

**\$349,888**

2 Bedroom, 2.00 Bathroom, 1,444 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Just a short walk from the University of Alberta, this beautifully updated corner-unit home with two bedrooms and two bathrooms is a smart investment—own for less than the cost of renting! BRAND NEW vinyl plank flooring and newly applied paint create a bright, modern, and move-in-ready space. The efficient galley kitchen features full-size appliances and a stylish eat-up bar, flowing into a sunny living area with patio doors leading to a private outdoor space. A HUGE, versatile flex room is perfect for a hang sessions, home gym, theatre room, or a quiet study area. The two spacious bedrooms provide excellent separation for roommates, with the primary bedroom offering a private ensuite for added comfort and convenience. Within easy walking distance to the University of Alberta, lively Whyte Avenue, the LRT, local shops, and cozy cafes, this home offers low-maintenance, affordable living in a prime location. Ideal for students, first-time buyers, or investors looking for a great opportunity.

Built in 2001

### Essential Information

MLS® # E4443655

Price \$349,888

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,444
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	106 8619 111 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2W1

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Parking-Visitor
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Private Setting, Public Swimming Pool, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 20th, 2025  
Days on Market                52  
Zoning                              Zone 15  
Condo Fee                        \$532

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