

## **\$230,000 - 303 8108 109 Street, Edmonton**

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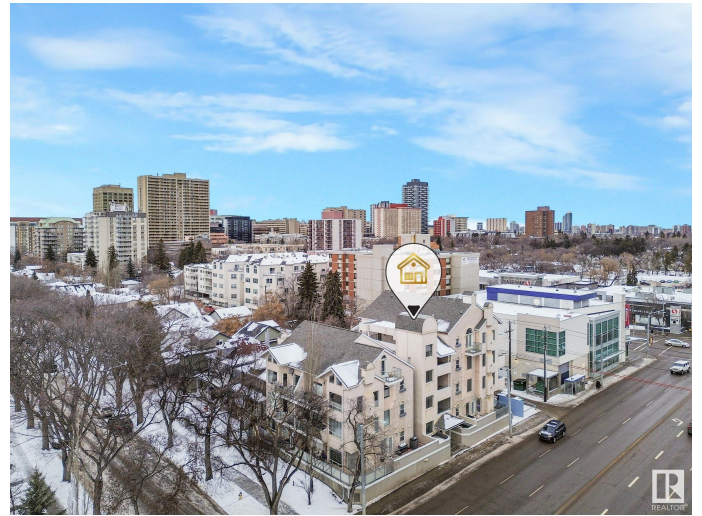
MLS® #E4418164

**\$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 FT<sup>2</sup> 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	90
Zoning	Zone 15
Condo Fee	\$639

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Listing information last updated on April 16th, 2025 at 6:47pm MDT