

## \$374,500 - 101 8619 111 Street, Edmonton

MLS® #E4424150

**\$374,500**

2 Bedroom, 2.00 Bathroom, 1,069 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

**CORNER UNIT!** Perfect for professionals, professors, or students seeking convenience and comfort. Situated directly across from the UofA campus, walk to the UofA Hospital and mere minutes to Whyte Avenue, the River Valley, and the LRT. Inside, youâ€™ll find a bright and spacious home featuring 2 bedrooms, 2 full bathrooms, and an open-concept kitchen and living area. Soaring ceilings and large windows flood the space with natural light, creating a warm and inviting atmosphere. The kitchen offers ample storage and a raised eating bar, perfect for casual dining or entertaining. A versatile dining/office area near the entrance provides additional functionality, while your patio is an ideal spot for morning coffee or evening BBQs. Extras include in-suite laundry, HEATED underground parking, and a secure storage cage. With parks, running trails coffee shops, and restaurants just steps away, youâ€™ll have everything you need right at your fingertips. Why pay rent when you can own in this unbeatable location?

Built in 2001

### Essential Information

MLS® # E4424150

Price \$374,500



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,069
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	101 8619 111 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1H8

### Amenities

Amenities	See Remarks
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

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

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 5th, 2025
Days on Market	45
Zoning	Zone 15
Condo Fee	\$461

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Listing information last updated on April 19th, 2025 at 6:32am MDT