

\$375,000 - 8310 108 Street, Edmonton

MLS® #E4428175

\$375,000

2 Bedroom, 2.00 Bathroom, 1,228 sqft
Condo / Townhouse on 0.00 Acres

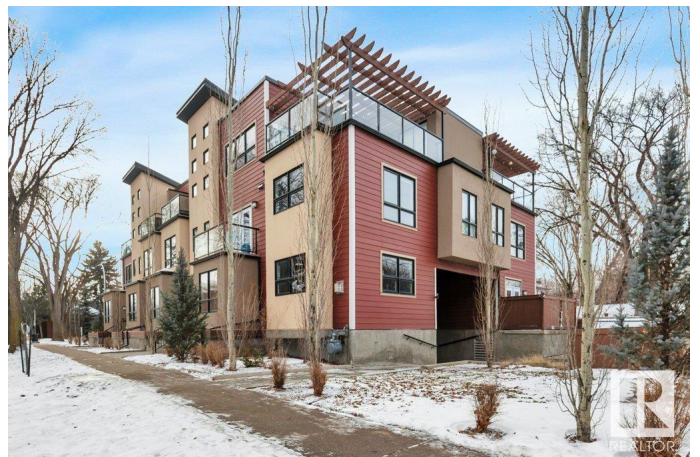
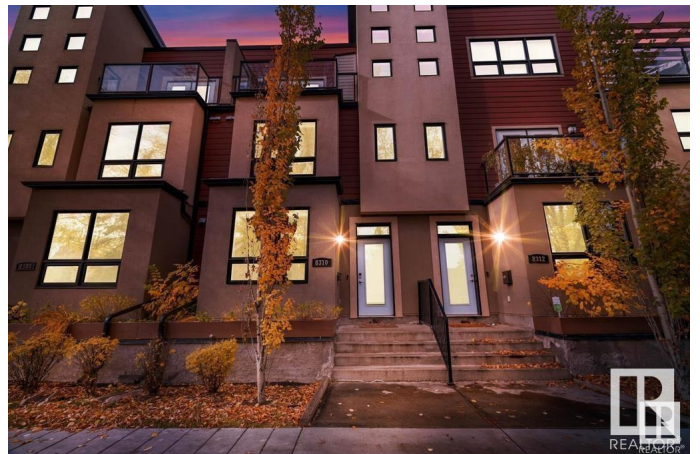
Garneau, Edmonton, AB

Welcome to this rare 3 storey townhouse in the heart of the Garneau community. Built in 2012 with over 1250 square feet of living space. Walk to the U of A, Old Strathcona's shops and restaurants, downtown, and scenic river valley parks and trails. Step inside to a bright, spacious main floor with 9-foot ceilings and large windows. Sleek laminate flooring adds style and durability throughout. The open-concept kitchen is a standout, featuring quartz countertops, a dining peninsula, and a beautiful tile backsplash. The second floor offers a versatile home office with custom cabinetry and a double pocket door. It can also serve as a guest or family room with a Murphy bed. A full bathroom and laundry area complete the level. The third-floor has an amazing master suite that features a luxurious ensuite bath, walk-in closet, and a peaceful east-facing deck. Titled underground parking adds security and convenience to this beautifully maintained home. Condo fees includes heat and water!

Built in 2012

Essential Information

| | |
|--------|-----------|
| MLS® # | E4428175 |
| Price | \$375,000 |



| | |
|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,228 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 8310 108 Street |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 1Z6 |

Amenities

| | |
|----------------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite |
| Parking Spaces | 1 |
| Parking | Heated, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco, Vinyl |
| Exterior Features | Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, |

Playground Nearby, Public Swimming Pool, Public Transportation,
Schools, Shopping Nearby, See Remarks

| | |
|--------------|---------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 29th, 2025 |
| Days on Market | 20 |
| Zoning | Zone 15 |
| Condo Fee | \$684 |

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Listing information last updated on April 18th, 2025 at 1:32pm MDT