

## \$265,000 - 202 8503 108 Street, Edmonton

MLS® #E4431735

**\$265,000**

2 Bedroom, 2.00 Bathroom, 1,051 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Excellent location just blocks from Whyte Ave & walking distance to the U of A. This well-maintained second-floor unit offers 1,041 sq.ft. of open-concept living with 2 bedrooms, 2 full bathrooms & a den that could serve as a third bedroom or office. The living room features a cozy gas fireplace, while the kitchen boasts white cabinetry with granite countertops. Neutral carpet runs through the living spaces, with luxury vinyl tile in the kitchen & bathrooms. The primary bedroom includes a full ensuite, two mirrored closets, & is well separated from the second bedroom for added privacy. Bright paint, modern fixtures & newer front-load laundry appliances complete the interior. A sunny south-facing balcony extends off the living room, and the powered parking stall is directly behind the building for easy access. Condo fees cover heat, water, building maintenance, and a fully funded reserve. A fantastic location with strong rental potential—this unit is a must-see!

Built in 1992

### Essential Information

MLS® #	E4431735
Price	\$265,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,051
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	202 8503 108 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 6J9

### Amenities

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 18th, 2025
Days on Market	48
Zoning	Zone 15
Condo Fee	\$869

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