

## \$349,800 - 403 8619 111 Street, Edmonton

MLS® #E4432251

**\$349,800**

2 Bedroom, 1.00 Bathroom, 1,025 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Great location on a tree lined street in the heart of Garneau just steps to U of A Hospital, University, LRT , restaurants, cafes and more. Quick access to Whyte Avenue and downtown. Contemporary open floor plan with 10 ceilings and large windows. Upgraded flooring and appliances. Balcony with gas connection for BBQ. Titled underground parking. Great value! For more details please visit the REALTOR®'s Website.

Built in 2001

### Essential Information

MLS® #	E4432251
Price	\$349,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,025
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address 403 8619 111 Street



Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2W1

### **Amenities**

Amenities	Ceiling 10 ft., Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Garneau/Our Lady of Mount
Middle	Mckernan/Louis St. Laurent
High	Strathcona/St. Brendan

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	3
Zoning	Zone 15
Condo Fee	\$440

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 26th, 2025 at 7:32am MDT