

## \$489,800 - 8306 108 Street, Edmonton

MLS® #E4453159

**\$489,800**

1 Bedroom, 2.00 Bathroom, 1,271 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Nestled on a tree lined street, in the heart of Garneau, is this incredible townhouse with **THREE TITLED PARKING STALLS**, a titled 13x13 workshop plus two balconies. This corner unit allows in tons of natural light from the numerous windows & 9' ceilings. The kitchen features a huge eat up island, granite counter tops, stainless steel appliances with gas stove & pantry. The open living/dining area has a stone encased gas fireplace & hardwood flooring. On the second level is a family room with large east facing balcony & built in shelving. Finishing this level is a three piece bathroom with large luxurious tiled shower & granite counter tops. The full size washer & dryer are stacked in this bathroom. On the upper level is the primary bedroom with south facing balcony, four piece en-suite & walk-in closet. The spacious titled workshop is located in the parkade. All three stalls are together. Additional sound insulation. A/C. Steps away to U of A, Old Strathcona shops & restaurants, river valley parks & trails.

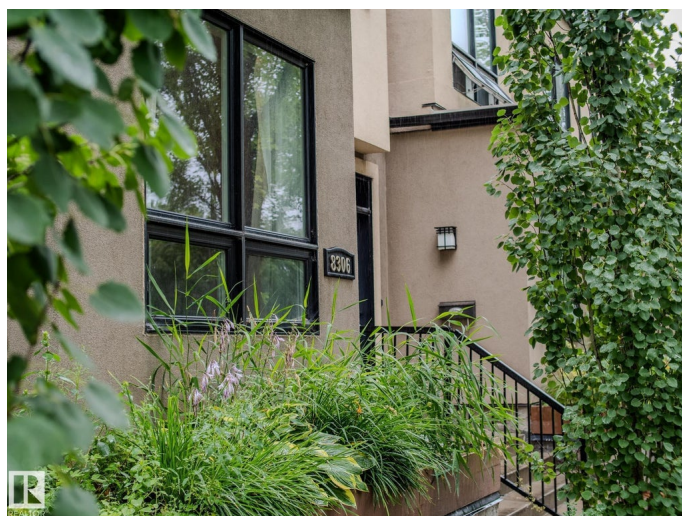
Built in 2012

### Essential Information

MLS® # E4453159

Price \$489,800

Bedrooms 1



Bathrooms	2.00
Full Baths	2
Square Footage	1,271
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	8306 108 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 2J1

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Storage-Locker Room, Vinyl Windows, Workshop
Parking Spaces	3
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco, Vinyl
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Exterior Features	Corner Lot, Golf Nearby, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 15th, 2025
Days on Market	1
Zoning	Zone 15
Condo Fee	\$810

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Listing information last updated on August 16th, 2025 at 6:02am MDT