

\$349,888 - 106 8619 111 Street, Edmonton

MLS® #E4443655

\$349,888

2 Bedroom, 2.00 Bathroom, 1,444 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Just a short walk from the University of Alberta, this beautifully updated corner-unit home with two bedrooms and two bathrooms is a smart investmentâ€”own for less than the cost of renting! BRAND NEW vinyl plank flooring and newly applied paint create a bright, modern, and move-in-ready space. The efficient galley kitchen features full-size appliances and a stylish eat-up bar, flowing into a sunny living area with patio doors leading to a private outdoor space. A HUGE, versatile flex room is perfect for a hang sessions, home gym, theatre room, or a quiet study area. The two spacious bedrooms provide excellent separation for roommates, with the primary bedroom offering a private ensuite for added comfort and convenience. Within easy walking distance to the University of Alberta, lively Whyte Avenue, the LRT, local shops, and cozy cafes, this home offers low-maintenance, affordable living in a prime location. Ideal for students, first-time buyers, or investors looking for a greatÂ opportunity.

Built in 2001

Essential Information

MLS® # E4443655

Price \$349,888

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,444
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	106 8619 111 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2W1

Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Parking-Visitor
Parking Spaces	1
Parking	Underground

Interior

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

Exterior

Exterior	Wood, Stucco
Exterior Features	Private Setting, Public Swimming Pool, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed June 20th, 2025
Days on Market 17
Zoning Zone 15
Condo Fee \$532

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 July 6th, 2025 at 10:02pm MDT