

Courtesy Of Lori Hunt Of RE/MAX River City

## \$364,000 - 407 8619 111 Street, Edmonton

MLS® #E4430844

**\$364,000**

2 Bedroom, 1.00 Bathroom, 1,021 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Discover urban living at its finest in this stunning 4th-floor loft-style condo, nestled in the vibrant heart of Garneau. Just steps from the University of Alberta, U of A Hospital, LRT, and an array of cafes, restaurants, and scenic walking trails, this location is unmatched. A short stroll takes you to Whyte Avenue, the cultural pulse of the neighbourhood. Inside, 10-foot ceilings and a south-facing balcony flood the space with natural light. The thoughtfully designed kitchen features maple cabinets, while the Jack-and-Jill bathroom complements the modern aesthetic. Cozy carpeted living areas and bedrooms blend seamlessly with laminate floors in high-traffic zones. Convenience abounds with in-suite laundry, a natural gas hookup for BBQs, and titled underground heated parking, complete with a storage locker. Ideal for professionals, students, or anyone seeking style and accessibility in one of Edmonton's most coveted neighborhoods. Live where you work, play, and thrive!

Built in 2001

### Essential Information

MLS® # E4430844

Price \$364,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,021                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 407 8619 111 Street |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 2W1             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Ceiling 10 ft., Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1   |
| Parking        | Heated, Underground   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Back Lane, Corner Lot, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Grandin School;Garneau Sch |
| Middle     | Our Lady of Mount Carmel;  |
| High       | Louis St Laurent; J H Pica |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 22               |
| Zoning         | Zone 15          |
| Condo Fee      | \$440            |

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Listing information last updated on May 5th, 2025 at 10:32pm MDT