

# \$115,000 - 2 8304 107 Street, Edmonton

MLS® #E4439631

**\$115,000**

1 Bedroom, 1.00 Bathroom, 331 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Adorable 1 bedroom condo, with lots of natural light , comes FULLY FURNISHED and move in ready in Garneau. Set on a beautiful tree lined street(83rd Ave) , located 1 block off of Whyte Ave's Shopping Restaurant & Pub scene. Ready for 2025-26 University year, or the Professional who wants a SIMPLE AFFORDABLE CENTRAL location! On BUS ROUTE or bike path to UNIVERSITY of ALBERTA. Low condo fees include heat, water/sewer, and pets allowed with board approval. Blocks away from the Strathcona Farmers Market open every weekend. Comes with 1 assigned powered parking stall and the building offers free shared laundry.

Built in 1963

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4439631          |
| Price          | \$115,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 331               |
| Acres          | 0.00              |
| Year Built     | 1963              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2 8304 107 Street |
| Area        | Edmonton          |
| Subdivision | Garneau           |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6E 4K7           |

### Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, Gazebo, No Animal Home, No Smoking Home, Parking-Plug-Ins |
| Parking   | Parking Pad Cement/Paved, Stall, See Remarks                               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Furniture Included, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Hot Water, Natural Gas   |
| # of Stories      | 3  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Metal, Vinyl   |
| Exterior Features | Back Lane, Corner Lot, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Brick, Metal, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 64             |
| Zoning         | Zone 15        |
| Condo Fee      | \$311          |

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 August 2nd, 2025 at 5:17pm MDT