

## \$239,900 - 305 7725 108 Street, Edmonton

MLS® #E4451186

**\$239,900**

2 Bedroom, 2.00 Bathroom, 1,113 sqft

Condo / Townhouse on 0.00 Acres

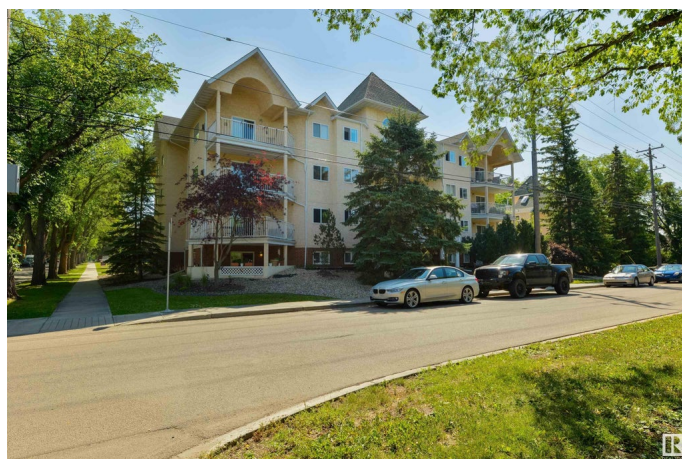
Queen Alexandra, Edmonton, AB

This TURN-KEY, immaculate 2 bedroom, 2 bathroom condo is located in desirable Queen Alexandra. With great access to bike lanes, the University of Alberta and everything Whyte Ave has to offer, this location is unbeatable. The open concept design creates the perfect space to entertain. You'll love the chef's kitchen with quartz countertops & ample cabinetry. The spacious dining room flows seamlessly into the large living room. Curl up in front of the gas fireplace or step outside and BBQ with your gas hook-up on your shaded balcony. The unit's large primary bedroom comes complete with a 3 piece ensuite, double closets AND another walk-in closet . On the other side of the home, you'll find a second bedroom and 3 piece bathroom, an ideal set-up for roommates and privacy. In-suite laundry, ample storage and an underground heated parkade make life more convenient. This quiet, well-managed complex is the perfect place to call home. \*Some images are virtually staged\*

Built in 1993

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4451186  |
| Price    | \$239,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,113                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 305 7725 108 Street |
| Area        | Edmonton            |
| Subdivision | Queen Alexandra     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 4L9             |

### Amenities

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, Secured Parking |
| Parking   | Heated, Underground                                                                                   |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                   |
| Appliances        | Air Conditioner-Window, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas                                                                             |
| # of Stories      | 4                                                                                                  |
| Stories           | 1                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | None, No Basement                                                                                  |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                        |
| Exterior Features | Corner Lot, Landscaped, Paved Lane, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 23               |
| Zoning         | Zone 15          |
| Condo Fee      | \$696            |

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Listing information last updated on August 28th, 2025 at 6:02pm MDT