Courtesy Of Shelly M Shumaker Of Century 21 Reward Realty

$449,900 - 8306 108 Street, Edmonton

MLS® #E4457833

$449,900
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, rivervalley parks & trails.

Built in 2012

Essential Information

MLS® #	E4457833
Price	$449,900
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

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	September 15th, 2025
Days on Market	3
Zoning	Zone 15
Condo Fee	$810

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