

## \$115,000 - 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	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	17
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 June 15th, 2025 at 11:17pm MDT