

## \$374,500 - 101 8619 111 Street, Edmonton

MLS® #E4424150

**\$374,500**

2 Bedroom, 2.00 Bathroom, 1,069 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

**CORNER UNIT!** Perfect for professionals, professors, or students seeking convenience and comfort. Situated directly across from the UofA campus, walk to the UofA Hospital and mere minutes to Whyte Avenue, the River Valley, and the LRT. Inside, youâ€™ll find a bright and spacious home featuring 2 bedrooms, 2 full bathrooms, and an open-concept kitchen and living area. Soaring ceilings and large windows flood the space with natural light, creating a warm and inviting atmosphere. The kitchen offers ample storage and a raised eating bar, perfect for casual dining or entertaining. A versatile dining/office area near the entrance provides additional functionality, while your patio is an ideal spot for morning coffee or evening BBQs. Extras include in-suite laundry, HEATED underground parking, and a secure storage cage. With parks, running trails coffee shops, and restaurants just steps away, youâ€™ll have everything you need right at your fingertips. Why pay rent when you can own in this unbeatable location?

Built in 2001

### Essential Information

MLS® # E4424150

Price \$374,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,069                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 101 8619 111 Street |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 1H8             |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | See Remarks                  |
| Parking Spaces | 1                            |
| Parking        | Heated, Parkade, Underground |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 5th, 2025 |
| Days on Market | 60              |
| Zoning         | Zone 15         |
| Condo Fee      | \$461           |

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Listing information last updated on May 4th, 2025 at 2:47pm MDT