

## **\$350,000 - 3054 108 Street, Edmonton**

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MLS® #E4442230

**\$350,000**

3 Bedroom, 2.50 Bathroom, 1,574 sqft

Condo / Townhouse on 0.00 Acres

Steinhauer, Edmonton, AB

Welcome to 3054 108 Street – a beautifully updated 3 bed + den, 2.5 bath 5-level split located in the sought-after SW community of Steinhauer. This spacious 1573 sq ft home sits in a small, intimate condo complex surrounded by mature trees and just steps from schools, Southgate LRT, and shopping. Inside, enjoy vaulted ceilings, a huge front foyer, and a striking wood-burning fireplace with a brick surround. The kitchen boasts a brand new stainless steel fridge, modern Stove & dishwasher, butcher block island, and flows seamlessly into a bright living area with double French doors opening to a massive fenced backyard. Upstairs features a large primary bedroom and two oversized bedrooms. Relax on one of two balconies or in the newly finished basement. Additional highlights include luxury vinyl plank flooring, a 7-year-old cedar shake roof, and a double attached garage. Quick access to Whitemud Drive and Calgary Trail makes commuting a breeze. A rare find in a prime location! All this home needs is YOU!



Built in 1977

### **Essential Information**

MLS® # E4442230

Price \$350,000

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,574
Acres	0.00
Year Built	1977
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	4 Level Split
Status	Active

### Community Information

Address	3054 108 Street
Area	Edmonton
Subdivision	Steinhauer
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6H 3S6

### Amenities

Amenities	Deck, Storage-In-Suite, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Level Land, No Back Lane, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Steinhauer School
Middle	D.S. MacKenzie School
High	Harry Ainlay School

### Additional Information

Date Listed	June 13th, 2025
Days on Market	3
Zoning	Zone 16
Condo Fee	\$698

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