

\$329,888 - 106 8619 111 Street, Edmonton

MLS® #E4443655

\$329,888

2 Bedroom, 2.00 Bathroom, 1,444 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Just a short walk from the University of Alberta, this beautifully updated corner-unit home with two bedrooms and two bathrooms is a smart investment—own for less than the cost of renting! BRAND NEW vinyl plank flooring and newly applied paint create a bright, modern, and move-in-ready space. The efficient galley kitchen features full-size appliances and a stylish eat-up bar, flowing into a sunny living area with patio doors leading to a private outdoor space. A HUGE, versatile flex room is perfect for a hang sessions, home gym, theatre room, or a quiet study area. The two spacious bedrooms provide excellent separation for roommates, with the primary bedroom offering a private ensuite for added comfort and convenience. Within easy walking distance to the University of Alberta, lively Whyte Avenue, the LRT, local shops, and cozy cafes, this home offers low-maintenance, affordable living in a prime location. Ideal for students, first-time buyers, or investors looking for a great opportunity.

Built in 2001

Essential Information

MLS® # E4443655

Price \$329,888

Bedrooms 2



| | |
|----------------|------------------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,444 |
| Acres | 0.00 |
| Year Built | 2001 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 106 8619 111 Street |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 2W1 |

Amenities

| | |
|----------------|---|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 1 |
| Parking | Underground |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stucco |
| Exterior Features | Private Setting, Public Swimming Pool, Public Transportation |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |

Foundation Concrete Perimeter

Additional Information

Date Listed June 20th, 2025
Days on Market 80
Zoning Zone 15
Condo Fee \$532

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