

## \$499,900 - 8312 108 Street, Edmonton

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MLS® #E4438744

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,760 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

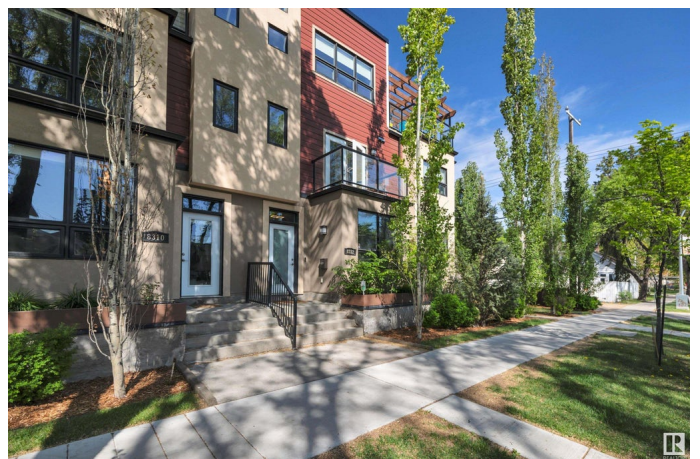
Welcome home to this Beautiful 1,759 sq ft, 3 Story Executive style Townhouse condo in a prime GARNEAU location! The OPEN CONCEPT main floor features tiled floors, huge windows, dining room, a large living room with gas fireplace & a spacious kitchen w/ stainless steel appliances and granite countertops. There are a total of 3 large bedrooms, 2 1/2 baths, a media/loft area and a balcony on the 2nd floor. The third floor is the entire Primary Bedroom, walk in closet & 4 pc ensuite with jacuzzi tub. Patio doors on this level lead to a huge roof top patio w/ amazing views! A perfect home for professionals, students or a family as there is plenty of space! This end unit condo includes 2 Underground PARKING STALLS, a large storage cage & is pet friendly. Centrally located, this home is very close to the University of Alberta, Hospitals, and is a quick commute to Downtown and the river valley. Condo fees include heat and water! Wonderful property at a fantastic price...must be seen to be appreciated!

Built in 2012

### Essential Information

MLS® # E4438744

Price \$499,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,760
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	8312 108 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1Z6

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Parking-Visitor
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Fiber Cement, Stucco
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City

Roof	EPDM Membrane
Construction	Wood, Fiber Cement, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 27th, 2025
Days on Market	6
Zoning	Zone 15
Condo Fee	\$1,118

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Listing information last updated on June 2nd, 2025 at 9:47am MDT