

## \$400,000 - 507 8619 111 Street, Edmonton

MLS® #E4429211

**\$400,000**

2 Bedroom, 1.00 Bathroom, 1,060 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

**INCREDIBLE TOP-FLOOR UNIT â€“ 1060**

**SQFT â€“ 2 BEDROOMS â€“ 2**

**UNDERGROUND PARKING STALLS!**

Welcome to this bright and spacious top-floor gem, just steps from the University of Alberta and University Hospital! Boasting 10-foot ceilings and floor-to-ceiling windows, this open-concept layout is flooded with natural light. The kitchen features an extended eat-in bar and ample cabinetryâ€”perfect for entertaining or casual meals. Both bedrooms are generously sized, and the huge bathroom offers a soaker tub and separate shower for ultimate relaxation. Step outside to your south-facing balcony with stunning views of the campusâ€”and yes, thereâ€™s a gas line for your BBQ! Additional features include: In-suite laundry with stackable washer & dryer. TWO heated underground parking stalls + Underground visitor parking. Storage locker for added convenience. Located in one of Edmontonâ€™s most desirable neighborhoods, this unit is ideal for professionals, students, or investors. Donâ€™t miss this rare opportunity!



Built in 2001

### Essential Information

MLS® # E4429211

Price \$400,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,060
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	507 8619 111 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2W1

### **Amenities**

Amenities	Ceiling 10 ft., Detectors Smoke, Parking-Visitor, Patio, Storage-In-Suite
Parking Spaces	2
Parking	Heated, Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Stucco, Hardie Board Siding
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown

Roof	Tar & Gravel
Construction	Wood, Brick, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	15
Zoning	Zone 15
Condo Fee	\$469

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