\$364,000 - 407 8619 111 Street, Edmonton

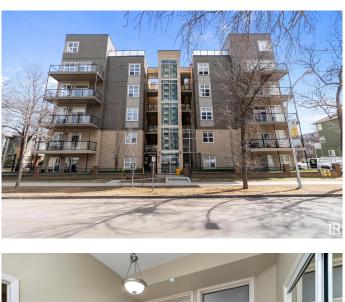
MLS® #E4430844

\$364,000

2 Bedroom, 1.00 Bathroom, 1,021 sqft Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Discover urban living at its finest in this stunning 4th-floor loft-style condo, nestled in the vibrant heart of Garneau. Just steps from the University of Alberta, U of A Hospital, LRT, and an array of cafes, restaurants, and scenic walking trails, this location is unmatched. A short stroll takes you to Whyte Avenue, the cultural pulse of the neighbourhood. Inside, 10-foot ceilings and a south-facing balcony flood the space with natural light. The thoughtfully designed kitchen features maple cabinets, while the Jack-and-Jill bathroom complements the modern aesthetic. Cozy carpeted living areas and bedrooms blend seamlessly with laminate floors in high-traffic zones. Convenience abounds with in-suite laundry, a natural gas hookup for BBQs, and titled underground heated parking, complete with a storage locker. Ideal for professionals, students, or anyone seeking style and accessibility in one of Edmonton's most coveted neighborhoods. Live where you work, play, and thrive!







Built in 2001

Essential Information

MLS® #	E4430844
Price	\$364,000
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	1,021
Acres	0.00
Year Built	2001
Туре	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	407 8619 111 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2W1

Amenities

Amenities	On Street Parking, Ceiling 10 ft., Detectors Smoke, Intercom, No Animal						
	Home,	No	Smoking	Home,	Parking-Visitor,	Secured	Parking,
	Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup						
Parking Spaces	1						
Deriving	ار مغم ما ا	ما م					

Parking Heated, Underground

Interior

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

Exterior

Exterior	Wood, Stone, Stucco
EXIGNUI	

Exterior Features	Back Lane, Corner Lot, Golf Nearby, Low Maintenance Landscape,
	Playground Nearby, Public Swimming Pool, Public Transportation,
	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	Grandin School;Garneau Sch
Middle	Our Lady of Mount Carmel;
High	Louis St Laurent; J H Pica

Additional Information

Date Listed	April 14th, 2025
Days on Market	6
Zoning	Zone 15
Condo Fee	\$440

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 2:02am MDT