

## **\$375,000 - 8310 108 Street, Edmonton**

MLS® #E4428175

**\$375,000**

2 Bedroom, 2.00 Bathroom, 1,228 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Welcome to this rare 3 storey townhouse in the heart of the Garneau community. Built in 2012 with over 1250 square feet of living space. Walk to the U of A, Old Strathcona's shops and restaurants, downtown, and scenic river valley parks and trails. Step inside to a bright, spacious main floor with 9-foot ceilings and large windows. Sleek laminate flooring adds style and durability throughout. The open-concept kitchen is a standout, featuring quartz countertops, a dining peninsula, and a beautiful tile backsplash. The second floor offers a versatile home office with custom cabinetry and a double pocket door. It can also serve as a guest or family room with a Murphy bed. A full bathroom and laundry area complete the level. The third-floor has an amazing master suite that features a luxurious ensuite bath, walk-in closet, and a peaceful east-facing deck. Titled underground parking adds security and convenience to this beautifully maintained home. Condo fees includes heat and water!

Built in 2012

### **Essential Information**

MLS® # E4428175

Price \$375,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,228
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	8310 108 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 1Z6

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area,

Playground Nearby, Public Swimming Pool, Public Transportation,  
Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	34
Zoning	Zone 15
Condo Fee	\$684

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