

## \$249,900 - 205 8619 111 Street, Edmonton

MLS® #E4434087

**\$249,900**

1 Bedroom, 1.00 Bathroom, 622 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Located in the premier Garneau community, just steps from the University of Alberta, this well-maintained 1 bed, 1 bath condo offers unbeatable value. With 621 sq ft of open-concept living, enjoy soaring 9-ft ceilings, updated flooring, and large east-facing windows that fill the space with morning sun. The kitchen features stainless steel appliances and a spacious layout perfect for cooking and entertaining. The large bedroom and oversized 4-piece bath with extended vanity add comfort and functionality. Relax on your private balcony with natural gas hookup. In-suite laundry, heated underground parking, a storage cage, and underground visitor parking add convenience. One of only four 1 bed, 1 bath units in the building. Affordable price, excellent condo fees, and an unbeatable location minutes from the River Valley, Whyte Ave, Downtown, U of A Hospital & Stollery. Ideal for professionals, students, or investors seeking low-maintenance living in the heart of the city.

Built in 2001

### Essential Information

MLS® # E4434087

Price \$249,900

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 622                    |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 205 8619 111 Street |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6W 2W1             |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Patio, Security Door, Security Window Bars, See Remarks, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade, Underground   |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| # of Stories | 5   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Commercial, Corner Lot, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                     |
|--------------|---------------------|
| Roof         | Tar & Gravel        |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 10            |
| Zoning         | Zone 15       |
| Condo Fee      | \$287         |

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 May 11th, 2025 at 7:02pm MDT