

## \$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** 1060

**SQFT 2 BEDROOMS 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 cabinetry—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 campus—and yes, there'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 Edmonton's most desirable neighborhoods, this unit is ideal for professionals, students, or investors. Don'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	28
Zoning	Zone 15
Condo Fee	\$469

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