

\$275,000 - 202 8503 108 Street, Edmonton

MLS® #E4431735

\$275,000

2 Bedroom, 2.00 Bathroom, 1,051 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Excellent location just blocks from Whyte Ave & walking distance to the U of A. This well-maintained second-floor unit offers 1,041 sq.ft. of open-concept living with 2 bedrooms, 2 full bathrooms & a den that could serve as a third bedroom or office. The living room features a cozy gas fireplace, while the kitchen boasts white cabinetry with granite countertops. Neutral carpet runs through the living spaces, with luxury vinyl tile in the kitchen & bathrooms. The primary bedroom includes a full ensuite, two mirrored closets, & is well separated from the second bedroom for added privacy. Bright paint, modern fixtures & newer front-load laundry appliances complete the interior. A sunny south-facing balcony extends off the living room, and the powered parking stall is directly behind the building for easy access. Condo fees cover heat, water, building maintenance, and a fully funded reserve. A fantastic location with strong rental potential—this unit is a must-see!

Built in 1992

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4431735 |
| Price | \$275,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 1,051 |
| Acres | 0.00 |
| Year Built | 1992 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 202 8503 108 Street |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 6J9 |

Amenities

| | |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, See Remarks |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Baseboard, Natural Gas |
| # of Stories | 4 |
| Stories | 4 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 15 |
| Condo Fee | \$869 |

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 2:17am MDT