

## \$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 â€“ 1060**

**SQFT â€“ 2 BEDROOMS â€“ 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 cabinetryâ€”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 campusâ€”and yes, thereâ€™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 Edmontonâ€™s most desirable neighborhoods, this unit is ideal for professionals, students, or investors. Donâ€™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 | 25              |
| Zoning         | Zone 15         |
| Condo Fee      | \$469           |

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Listing information last updated on April 29th, 2025 at 11:47am MDT