

## \$199,900 - 301 8125 110 Street, Edmonton

MLS® #E4423316

**\$199,900**

2 Bedroom, 1.50 Bathroom, 884 sqft

Condo / Townhouse on 0.00 Acres

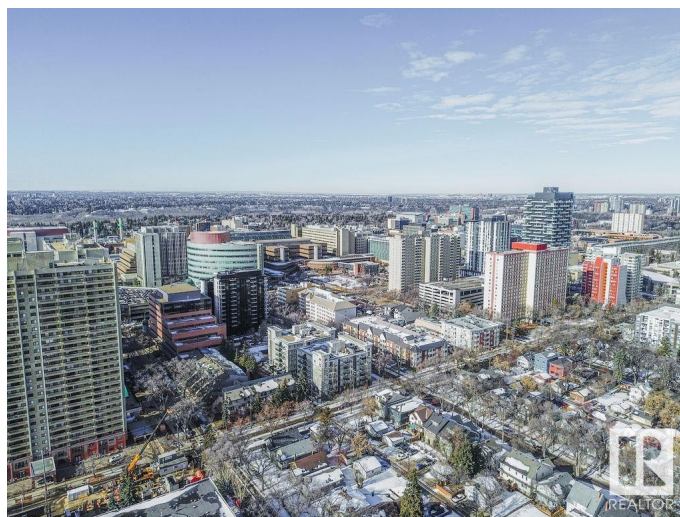
Garneau, Edmonton, AB

Cute as a button, convenient & cost-effective! This stylish 3rd-floor condo is perfect for first-time buyers, young professionals or U of A students, offering an unbeatable location just 1km from the University of Alberta & hospital w/ Whyte Ave's trendy caf  s, restaurants, boutiques & transit just steps away. Featuring 884 sq. ft. of modern, open-concept living, this bright & airy unit boasts a spacious living room w/ an electric fireplace & patio doors leading to a private west-facing balcony shaded by a mature tree. The sleek, updated kitchen shines w/ grey quartz countertops, high-gloss white cabinetry & full-sized appliances, including an in-suite stacked washer & dryer. The primary bedroom offers a private 2-piece ensuite, while both bedrooms are generously sized for comfort. Storage is no issue w/ a large walk-in closet & your covered parking stall (#6) keeps your car protected year-round. Move-in ready and packed with perks  don  t miss out on this incredible opportunity.

Built in 1978

### Essential Information

MLS® #	E4423316
Price	\$199,900
Bedrooms	2



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	884
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	301 8125 110 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2P3

### Amenities

Amenities	On Street Parking, Parking-Visitor, Patio
Parking Spaces	1
Parking	Single Carport, Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Back Lane, Flat Site, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Roll Roofing
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	65
Zoning	Zone 15
Condo Fee	\$830

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 4th, 2025 at 1:32pm MDT