# \$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 cafés, 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 perksâ€"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                   |
| Туре           | 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  |
| Extorior          |  |

## 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 | 52                  |
| Zoning         | Zone 15             |
| Condo Fee      | \$803               |

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Listing information last updated on April 21st, 2025 at 10:32am MDT