# \$389,900 - 204 8631 108 Street, Edmonton

MLS® #E4442485

#### \$389,900

2 Bedroom, 2.00 Bathroom, 1,183 sqft Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Why rent when you can own this upgraded 2 bed, 2 bath executive condo just steps from the University of Alberta? Located in the well-built, 27-unit High Level Crossing complex, this 1200 sq ft suite is ideal for students, professionals, or savvy investors. Solid CONCRETE construction with top-tier soundproofing, this unit features 9 ft ceilings, engineered hardwood, stainless appliances, granite countertops, crown moldings, in-suite laundry, and underground parking with storage. The primary bedroom offers a full ensuite and walk-in closet, while the open-concept layout flows to your private east-facing balcony. Enjoy downtown views from the side living room window and watch the historic High Level Streetcar roll by on the adjacent walking trail. Just a 5-minute walk to U of A, steps to the river valley, and close to everything Garneau offers. This location blends lifestyle, convenience, and long-term value. A rare opportunity to own in one of Edmonton's most desirable and walkable neighbourhoods.







Built in 2006

### **Essential Information**

MLS® # E4442485 Price \$389,900 Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,183

Acres 0.00

Year Built 2006

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 204 8631 108 Street

Area Edmonton
Subdivision Garneau
City Edmonton
County ALBERTA

Province AB

Postal Code T6E 4M5

#### **Amenities**

Amenities Deck

Parking Heated, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator,

Stove-Electric, Washer

Heating Hot Water, Water

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Concrete, Stone, Stucco

Exterior Features Fruit Trees/Shrubs, Public Transportation, Schools, Shopping Nearby,

View City

Roof Asphalt Shingles

Construction Concrete, Stone, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 14th, 2025

Days on Market 123

Zoning Zone 15

Condo Fee \$703

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