

## \$275,000 - 306 8149 111 Street, Edmonton

MLS® #E4449677

**\$275,000**

2 Bedroom, 1.50 Bathroom, 1,017 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Great investment property! Within walking distance to University of Alberta, University Hospital, and Whyte Avenue. Very open, spacious 2 bedroom / 2 bathroom condo. Covered parking in rear of building. This condo has endless opportunities for rentals or for family members attending the UofA or who work at the University hospital. This condo offers steady rental income and and long term value for investors. Condo fee includes everything but power. Priced to sell!

Built in 1978

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449677               |
| Price          | \$275,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,017                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 306 8149 111 Street |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 2P1             |

## Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Storage-In-Suite |
| Parking   | Stall                                                                             |

## Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Water                                                                                            |
| # of Stories      | 4                                                                                                           |
| Stories           | 1                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | None, No Basement                                                                                           |

## Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                 |
| Exterior Features | Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 9               |
| Zoning         | Zone 15         |
| Condo Fee      | \$772           |

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