

Courtesy Of Jenny Y Chi Of MaxWell Polaris

## \$285,000 - 8028 109 Street, Edmonton

MLS® #E4406336

**\$285,000**

2 Bedroom, 2.00 Bathroom, 1,006 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

This stylish 1006 sq.ft. ground-floor condo, just a short walk from Whyte Avenue, offers the perfect blend of urban convenience and modern living. The open-concept layout connects the living, dining, and kitchen areas, creating a spacious, airy feel ideal for entertaining with large windows flooding the space with natural light. The primary bedroom boasts ample space, a walk-thru closet, and a full ensuite bathroom. The second bedroom is perfect for guests, a home office, or extra storage, with a second full bathroom nearby. A rare find in condo living is the attached tandem double garage, offering room for two vehicles plus extra storage. In-suite laundry and ample closet space add to the convenience of this unit. Located steps from Whyte Avenue's cafes, shops, and nightlife, and close to the University of Alberta and the river valley, this condo is perfect for urban professionals, couples, or investors seeking a low-maintenance lifestyle. Don't miss out!

Built in 2005

### Essential Information

MLS® #	E4406336
Price	\$285,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,006
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Stacked Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	8028 109 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2X9

### **Amenities**

Amenities	On Street Parking, Closet Organizers, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Vacuum System-Roughed-In
Parking Spaces	2
Parking	Double Garage Attached, Tandem, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
# of Stories	2
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Stucco
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Exterior Features	Golf Nearby, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Garneau School
Middle	Our Lady of Mount Carmel
High	Louis St. Laurent School

### **Additional Information**

Date Listed	September 13th, 2024
Days on Market	180
Zoning	Zone 15
Condo Fee	\$459

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