

## \$400,000 - 507 8619 111 Street, Edmonton

MLS® #E4429211

**\$400,000**

2 Bedroom, 1.00 Bathroom, 1,060 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

**INCREDIBLE TOP-FLOOR UNIT** 1060

**SQFT 2 BEDROOMS** 2

**UNDERGROUND PARKING STALLS!**

Welcome to this bright and spacious top-floor gem, just steps from the University of Alberta and University Hospital! Boasting 10-foot ceilings and floor-to-ceiling windows, this open-concept layout is flooded with natural light. The kitchen features an extended eat-in bar and ample cabinetry—perfect for entertaining or casual meals. Both bedrooms are generously sized, and the huge bathroom offers a soaker tub and separate shower for ultimate relaxation. Step outside to your south-facing balcony with stunning views of the campus—and yes, there's a gas line for your BBQ! Additional features include: In-suite laundry with stackable washer & dryer. TWO heated underground parking stalls + Underground visitor parking. Storage locker for added convenience. Located in one of Edmonton's most desirable neighborhoods, this unit is ideal for professionals, students, or investors. Don't miss this rare opportunity!



Built in 2001

### Essential Information

MLS® # E4429211

Price \$400,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,060                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 507 8619 111 Street |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 2W1             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Ceiling 10 ft., Detectors Smoke, Parking-Visitor, Patio, Storage-In-Suite |
| Parking Spaces | 2   |
| Parking        | Heated, Stall, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Stucco, Hardie Board Siding   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |

|              |  |
|--------------|--|
| Roof         | Tar & Gravel                             |
| Construction | Wood, Brick, Stucco, Hardie Board Siding |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 16              |
| Zoning         | Zone 15         |
| Condo Fee      | \$469           |

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Listing information last updated on April 20th, 2025 at 1:17pm MDT