

## \$249,900 - 205 8619 111 Street, Edmonton

MLS® #E4434087

**\$249,900**

1 Bedroom, 1.00 Bathroom, 622 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Located in the premier Garneau community, just steps from the University of Alberta, this well-maintained 1 bed, 1 bath condo offers unbeatable value. With 621 sq ft of open-concept living, enjoy soaring 9-ft ceilings, updated flooring, and large east-facing windows that fill the space with morning sun. The kitchen features stainless steel appliances and a spacious layout perfect for cooking and entertaining. The large bedroom and oversized 4-piece bath with extended vanity add comfort and functionality. Relax on your private balcony with natural gas hookup. In-suite laundry, heated underground parking, a storage cage, and underground visitor parking add convenience. One of only four 1 bed, 1 bath units in the building. Affordable price, excellent condo fees, and an unbeatable location minutes from the River Valley, Whyte Ave, Downtown, U of A Hospital & Stollery. Ideal for professionals, students, or investors seeking low-maintenance living in the heart of the city.

Built in 2001

### Essential Information

MLS® # E4434087

Price \$249,900

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	622
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	205 8619 111 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2W1

### **Amenities**

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Patio, Security Door, Security Window Bars, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Parkade, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Commercial, Corner Lot, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Tar & Gravel
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	12
Zoning	Zone 15
Condo Fee	\$287

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