

## \$249,900 - 203 8503 108 Street, Edmonton

MLS® #E4465533

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,047 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Location Location Location in Garneau. Quiet tree lined street & walking distance to Whyte Avenue, U of A & Hospital. 2 beds 2 baths 1 surface covered stall. Well managed and maintained. Walk to restaurants & a vibrant night life where shopping & all amenities are close by. Transportation to downtown, NAIT, MacEwan University & the University of Alberta! This bright corner unit natural light lots of windows large balcony. newer laminate flooring throughout, updated kitchen new backsplash, new dishwasher & fridge. The lovely 2 bedroom, 2 bath condo with corner gas fireplace, in-suite laundry & covered parking is the perfect investment in the area. The west facing balcony nestled in Garneau with 'towering trees. move in ready quick possession available. Be quick. Ownership is the best investment.

Built in 1992

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465533  |
| Price          | \$249,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,047     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1992                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 203 8503 108 Street |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 6J9             |

### Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Amenities | Deck, Parking-Plug-Ins, Security Door, Storage-In-Suite |
| Parking   | Stall                                                   |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Corner                                                                                                 |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Brick, Vinyl                                                                                |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 11th, 2025 |
| Days on Market | 7                   |
| Zoning         | Zone 15             |
| Condo Fee      | \$860               |

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Listing information last updated on November 18th, 2025 at 7:17am MST