

## \$265,000 - 202 8503 108 Street, Edmonton

MLS® #E4431735

**\$265,000**

2 Bedroom, 2.00 Bathroom, 1,051 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Excellent location just blocks from Whyte Ave & walking distance to the U of A. This well-maintained second-floor unit offers 1,041 sq.ft. of open-concept living with 2 bedrooms, 2 full bathrooms & a den that could serve as a third bedroom or office. The living room features a cozy gas fireplace, while the kitchen boasts white cabinetry with granite countertops. Neutral carpet runs through the living spaces, with luxury vinyl tile in the kitchen & bathrooms. The primary bedroom includes a full ensuite, two mirrored closets, & is well separated from the second bedroom for added privacy. Bright paint, modern fixtures & newer front-load laundry appliances complete the interior. A sunny south-facing balcony extends off the living room, and the powered parking stall is directly behind the building for easy access. Condo fees cover heat, water, building maintenance, and a fully funded reserve. A fantastic location with strong rental potential—this unit is a must-see!

Built in 1992

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4431735  |
| Price     | \$265,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,051                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 202 8503 108 Street |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6E 6J9             |

### Amenities

|           |  |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, See Remarks |
| Parking   | Stall  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 112              |
| Zoning         | Zone 15          |
| Condo Fee      | \$869            |

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