

Courtesy Of Alison Murray Of Rimrock Real Estate

# \$450,000 - 106 8631 108 Street, Edmonton

MLS® #E4427731

**\$450,000**

2 Bedroom, 2.00 Bathroom, 1,245 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

University of Alberta condo located one block from Saskatchewan Drive & River Valley! Welcome to High Level Crossing, a fantastic concrete building with a high efficiency boiler, hydronic hot water heating, and low-E windows. A well-maintained 1,245 sft unit boasts 2 bedrooms + den + 2 bathrooms + 2 underground parking stalls + 1 storage cage. Open floor plan with plenty of windows, crown molding, and hardwood floors throughout. Large living room with gas fireplace opens to a dining room/den/ and steps onto a lovely west-facing patio on a tree-lined street. Kitchen features granite countertops, stainless steel appliances with a newer inductive stove. Includes newer paint and blinds. Good-sized bedrooms, located on separate sides of the condo, for added privacy. Other notable condo necessities include in-suite laundry and visitor parking. A fabulous Garneau condo in a concrete building, located just minutes from restaurants, farmers' markets, the river valley trails, and the University of Alberta.



Built in 2006

## Essential Information

MLS® #	E4427731
Price	\$450,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,245
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	106 8631 108 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 2G4

### Amenities

Amenities	Closet Organizers, Detectors Smoke, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Indoor

### 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	Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, See Remarks

### Exterior

Exterior	Concrete, Stone, Stucco
Exterior Features	Back Lane, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 9

Zoning Zone 15

Condo Fee \$735

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