

Courtesy Of Lori Hunt Of RE/MAX River City

## \$365,000 - 407 8619 111 Street, Edmonton

MLS® #E4415542

**\$365,000**

2 Bedroom, 1.00 Bathroom, 1,021 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Discover urban living at its finest in this stunning 4th-floor loft-style condo, nestled in the vibrant heart of Garneau. Just steps from the University of Alberta, U of A Hospital, LRT, and an array of cafes, restaurants, and scenic walking trails, this location is unmatched. A short stroll takes you to Whyte Avenue, the cultural pulse of the neighbourhood. Inside, 10-foot ceilings and a south-facing balcony flood the space with natural light. The thoughtfully designed kitchen features maple cabinets, while the Jack-and-Jill bathroom complements the modern aesthetic. Cozy carpeted living areas and bedrooms blend seamlessly with laminate floors in high-traffic zones. Convenience abounds with in-suite laundry, a natural gas hookup for BBQs, and titled underground heated parking, complete with a storage locker. Ideal for professionals, students, or anyone seeking style and accessibility in one of Edmonton's most coveted neighborhoods. Live where you work, play, and thrive!

Built in 2001

### Essential Information

MLS® #	E4415542
Price	\$365,000
Bedrooms	2



Bathrooms	1.00
Full Baths	1
Square Footage	1,021
Acres	0.00
Year Built	2001
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	407 8619 111 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2W1

### **Amenities**

Amenities	On Street Parking, Ceiling 10 ft., Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric
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	Back Lane, Corner Lot, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Garneau; Grandin
Middle	Our Lady of Mount Carmel
High	Louis St. Laurent; JH Picar

### **Additional Information**

Date Listed	December 7th, 2024
Days on Market	119
Zoning	Zone 15
Condo Fee	\$440

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