

## \$189,900 - 103 8149 111 Street, Edmonton

MLS® #E4418463

**\$189,900**

2 Bedroom, 1.50 Bathroom, 895 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

This 2-bedroom condo has a fantastic location within an easy walking distance to the University of Alberta. It is renovated, freshly painted and turn key clean. Renovations include rich hardwood and ceramic floors, granite counter tops in both the kitchen and bathrooms as well the building has newer windows. This condo has an excellent storage room in addition to ample closet and cabinet space. The main bedroom has a walk through closet to an en-suite bathroom. There is a large private patio deck area. This unit comes with an assigned covered parking stall and the building is very well run with a strong reserve fund. Garneau is a vibrant active community. Close to school, groceries, shopping and night life this condo makes life exciting and easy!

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4418463  |
| Price          | \$189,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 895       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1978                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 103 8149 111 Street |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 2P1             |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Front Porch, No Animal Home, No Smoking Home, Security Door, Storage-In-Suite, Vinyl Windows |
| Parking Spaces | 1                                                                                                  |
| Parking        | Stall, See Remarks                                                                                 |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                           |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior          | Wood, Vinyl              |
| Exterior Features | Schools, Shopping Nearby |
| Roof              | Tar & Gravel             |
| Construction      | Wood, Vinyl              |
| Foundation        | Concrete Perimeter       |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | January 17th, 2025 |
|-------------|--------------------|

|                |         |
|----------------|---------|
| Days on Market | 93      |
| Zoning         | Zone 15 |
| Condo Fee      | \$645   |

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Listing information last updated on April 20th, 2025 at 4:17pm MDT