

## \$329,888 - 106 8619 111 Street, Edmonton

MLS® #E4443655

**\$329,888**

2 Bedroom, 2.00 Bathroom, 1,444 sqft  
Condo / Townhouse on 0.00 Acres

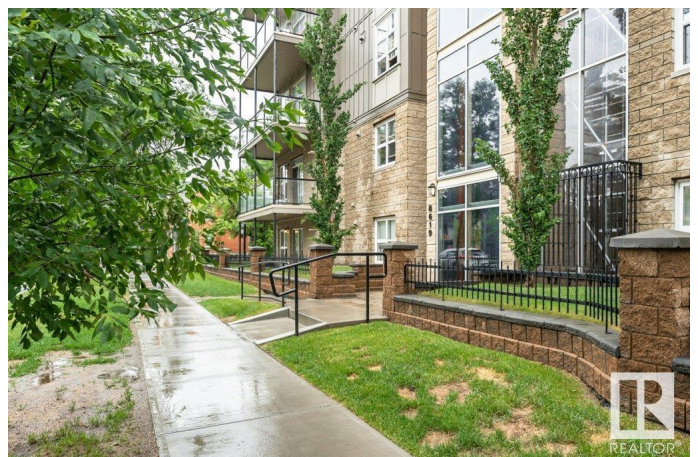
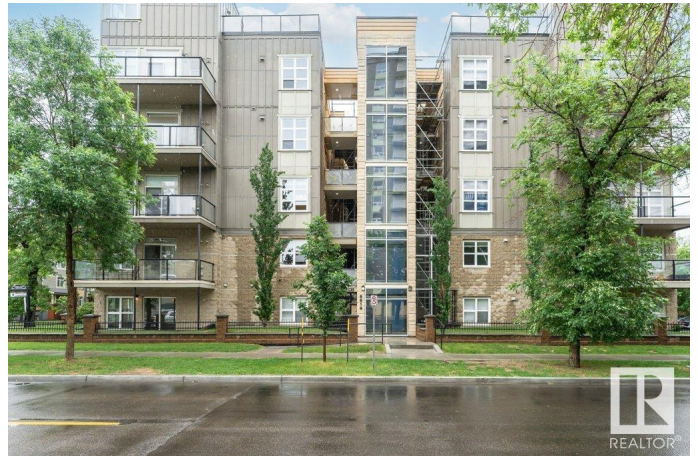
Garneau, Edmonton, AB

Just a short walk from the University of Alberta, this beautifully updated corner-unit home with two bedrooms and two bathrooms is a smart investment—own for less than the cost of renting! BRAND NEW vinyl plank flooring and newly applied paint create a bright, modern, and move-in-ready space. The efficient galley kitchen features full-size appliances and a stylish eat-up bar, flowing into a sunny living area with patio doors leading to a private outdoor space. A HUGE, versatile flex room is perfect for a hang sessions, home gym, theatre room, or a quiet study area. The two spacious bedrooms provide excellent separation for roommates, with the primary bedroom offering a private ensuite for added comfort and convenience. Within easy walking distance to the University of Alberta, lively Whyte Avenue, the LRT, local shops, and cozy cafes, this home offers low-maintenance, affordable living in a prime location. Ideal for students, first-time buyers, or investors looking for a great opportunity.

Built in 2001

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4443655  |
| Price    | \$329,888 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,444                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 106 8619 111 Street |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 2W1             |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Parking-Visitor |
| Parking Spaces | 1                                                                     |
| Parking        | Underground                                                           |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| # of Stories      | 4                                                                                                 |
| Stories           | 1                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | None, No Basement                                                                                 |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                 |
| Exterior Features | Private Setting, Public Swimming Pool, Public Transportation |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stucco                                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 20th, 2025  
Days on Market                118  
Zoning                              Zone 15  
Condo Fee                        \$532

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on October 16th, 2025 at 4:32pm MDT