

# **\$169,900 - 304 8811 106a Avenue, Edmonton**

MLS® #E4456465

**\$169,900**

2 Bedroom, 2.00 Bathroom, 1,151 sqft

Condo / Townhouse on 0.00 Acres

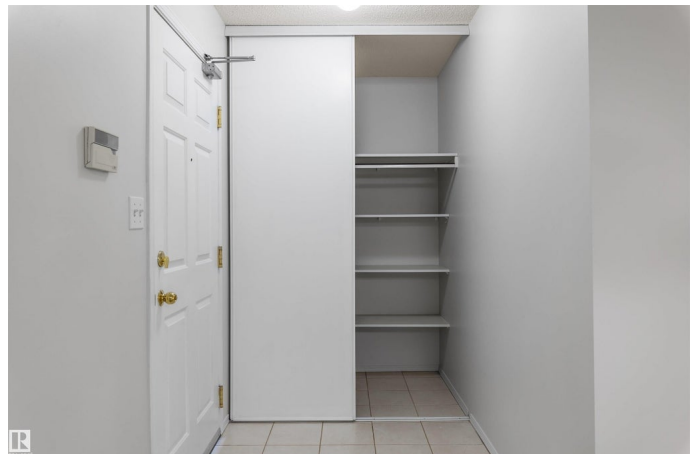
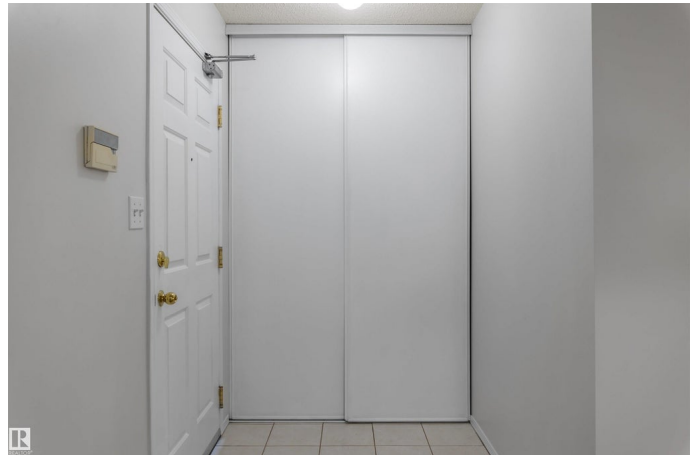
Boyle Street, Edmonton, AB

Welcome to this move-in ready TOP FLR, 1150sqft 2 BEDROOM, 2 BATHROOM condo w/ HEATED UNDERGROUND parking! The huge, SOUTH facing balcony fills the unit w/ natural light & offers the perfect spot to relax & soak up the sun while overlooking the park-like courtyard. Inside, the spacious living rm w/ GAS FP leads to your open kitchen, boasting plenty of counter & cabinet space! Retreat to the large primary w/ DBL walk thru closet & 4 pce ensuite. A 2nd bedrm & full bathrm welcomes guests or roommates. And the massive INSUITE laundry features loads of storage or even space for a small office! Updates: all fresh paint, fridge (2024), windows (2022), newer roof & window coverings, carpets cleaned. Complex also offers gym, sauna and is wheelchair friendly. Perfectly located near the River Valley, Ice District, LRT & bus routes for easy access to NAIT, MacEwan, UofA & Downtown amenities. 10+

Built in 1992

## **Essential Information**

MLS® #	E4456465
Price	\$169,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,151
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	304 8811 106a Avenue
Area	Edmonton
Subdivision	Boyle Street
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3Y7

### **Amenities**

Amenities	Exercise Room, Patio, Sauna; Swirlpool; Steam
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Corner, Mantel
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 5th, 2025  
Days on Market                2  
Zoning                              Zone 13  
Condo Fee                        \$618

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 September 7th, 2025 at 10:47am MDT