# \$179,900 - 304 8811 106a Avenue, Edmonton

MLS® #E4443708

#### \$179,900

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+

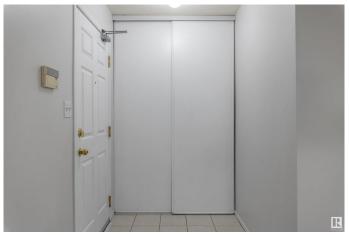


# **Essential Information**

MLS® # E4443708 Price \$179,900

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 June 21st, 2025

Days on Market 14

Zoning Zone 13

Condo Fee \$618

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Listing information last updated on July 5th, 2025 at 4:47pm MDT