

## \$275,000 - 306 8149 111 Street, Edmonton

MLS® #E4449677

**\$275,000**

2 Bedroom, 1.50 Bathroom, 1,017 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Great investment property! Within walking distance to University of Alberta, University Hospital, and Whyte Avenue. Very open, spacious 2 bedroom / 2 bathroom condo. Covered parking in rear of building. This condo has endless opportunities for rentals or for family members attending the UofA or who work at the University hospital. This condo offers steady rental income and and long term value for investors. Condo fee includes everything but power. Priced to sell!

Built in 1978

### Essential Information

MLS® #	E4449677
Price	\$275,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,017
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active



## Community Information

Address	306 8149 111 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2P1

## Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Storage-In-Suite
Parking	Stall

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Paved Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	July 24th, 2025
Days on Market	3
Zoning	Zone 15
Condo Fee	\$772

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