

## \$649,900 - 8804 100 Street, Edmonton

MLS® #E4460971

### \$649,900

4 Bedroom, 3.50 Bathroom, 1,593 sqft

Condo / Townhouse on 0.00 Acres

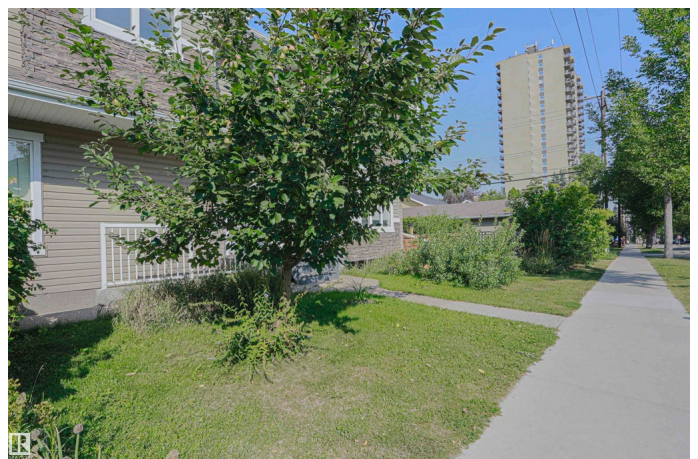
Strathcona, Edmonton, AB

WELCOME TO STRATHCONA! With many new shops opening in the area it is the place to be in Downtown Edmonton! Currently run as a successful Air BnB with more than 250 nights booked this 3 bedrooms, 2.5 baths Unit provides open concept design for entertaining on the first floor and spacious, bright rooms on the second floor. The kitchen and bathrooms all have granite counters and matching cabinetry throughout. The basement is finished as a 1 bedroom, 1 bath in-law suite and has a separate entrance. There is a double detached garage and also CENTRAL AC! As an Infill built in 2011 the grounds have filled in Beautifully and fits in very well with the other homes in the area. Come view this wonderful home in STRATHCONA!

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460971  |
| Price          | \$649,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,593     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2011              |
| Type       | Condo / Townhouse |
| Sub-Type   | Half Duplex       |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 8804 100 Street |
| Area        | Edmonton        |
| Subdivision | Strathcona      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 2R7         |

### Amenities

|           |                                                                                                                                                                           |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached                                                                                                                                                    |

### Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                         |
| Stories           | 3                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                          |

### Exterior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                                               |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                                 |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                                                                               |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 15           |
| Condo Fee      | \$250             |

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 14th, 2025 at 3:47pm MDT