

Courtesy Of Lori Hunt Of RE/MAX River City

\$365,000 - 407 8619 111 Street, Edmonton

MLS® #E4415542

\$365,000

2 Bedroom, 1.00 Bathroom, 1,021 sqft
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Discover urban living at its finest in this stunning 4th-floor loft-style condo, nestled in the vibrant heart of Garneau. Just steps from the University of Alberta, U of A Hospital, LRT, and an array of cafes, restaurants, and scenic walking trails, this location is unmatched. A short stroll takes you to Whyte Avenue, the cultural pulse of the neighbourhood. Inside, 10-foot ceilings and a south-facing balcony flood the space with natural light. The thoughtfully designed kitchen features maple cabinets, while the Jack-and-Jill bathroom complements the modern aesthetic. Cozy carpeted living areas and bedrooms blend seamlessly with laminate floors in high-traffic zones. Convenience abounds with in-suite laundry, a natural gas hookup for BBQs, and titled underground heated parking, complete with a storage locker. Ideal for professionals, students, or anyone seeking style and accessibility in one of Edmonton's most coveted neighborhoods. Live where you work, play, and thrive!

Built in 2001

Essential Information

| | |
|----------|-----------|
| MLS® # | E4415542 |
| Price | \$365,000 |
| Bedrooms | 2 |



| | |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,021 |
| Acres | 0.00 |
| Year Built | 2001 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 407 8619 111 Street |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6G 2W1 |

Amenities

| | |
|-----------|---|
| Amenities | On Street Parking, Ceiling 10 ft., Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup |
| Parking | Heated, Underground |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric |
| Heating | Forced Air-1, Natural Gas |
| # of Stories | 5 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Back Lane, Corner Lot, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|---------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-----------------------------|
| Elementary | Garneau; Grandin |
| Middle | Our Lady of Mount Carmel |
| High | Louis St. Laurent; JH Picar |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | December 7th, 2024 |
| Days on Market | 119 |
| Zoning | Zone 15 |
| Condo Fee | \$440 |

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 April 5th, 2025 at 6:47am MDT