

\$265,000 - 202 8503 108 Street, Edmonton

MLS® #E4431735

\$265,000

2 Bedroom, 2.00 Bathroom, 1,051 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Excellent location just blocks from Whyte Ave & walking distance to the U of A. This well-maintained second-floor unit offers 1,041 sq.ft. of open-concept living with 2 bedrooms, 2 full bathrooms & a den that could serve as a third bedroom or office. The living room features a cozy gas fireplace, while the kitchen boasts white cabinetry with granite countertops. Neutral carpet runs through the living spaces, with luxury vinyl tile in the kitchen & bathrooms. The primary bedroom includes a full ensuite, two mirrored closets, & is well separated from the second bedroom for added privacy. Bright paint, modern fixtures & newer front-load laundry appliances complete the interior. A sunny south-facing balcony extends off the living room, and the powered parking stall is directly behind the building for easy access. Condo fees cover heat, water, building maintenance, and a fully funded reserve. A fantastic location with strong rental potential—this unit is a must-see!

Built in 1992

Essential Information

MLS® #	E4431735
Price	\$265,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,051
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	202 8503 108 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 6J9

Amenities

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 18th, 2025
Days on Market	95
Zoning	Zone 15
Condo Fee	\$869

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Listing information last updated on July 22nd, 2025 at 3:17am MDT