

## \$674,900 - 8614 108a Street, Edmonton

MLS® #E4452761

**\$674,900**

4 Bedroom, 3.50 Bathroom, 1,543 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

**LOCATION LOCATION!!** This Half Duplex home is located on tree-lined street near the U of A, river valley, legislature, downtown and Whyte Ave. The main floor features 9' ceilings, hardwood, gas fireplace, dining room with private BBQ deck + gas line, well-appointed kitchen and 2-pc powder. Upstairs you'll love the large master suite with vaulted ceilings, sitting/office area, walk-in closet and 3pc ensuite with steam shower. 4 pc main bath. Bonus room/bedroom leads out to the huge west-facing deck & second bedroom completes this level. Downstairs you'll find a family room with engineered hardwood floors, bedroom with vinyl plank, 4 pc bath and laundry area. The over-sized double attached garage provides room for 2 cars plus storage. Enjoy the walking lifestyle of this desirable neighbourhood, where coffee shops, restaurants and public transit are all just a short stroll away!

Built in 1998

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452761  |
| Price      | \$674,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,543             |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8614 108a Street |
| Area        | Edmonton         |
| Subdivision | Garneau          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6E 4M8          |

### Amenities

|           |                                                                                             |
|-----------|---------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Exterior Walls- 2"x6", No Smoking Home, Vaulted Ceiling, Vinyl Windows |
| Parking   | Double Garage Attached                                                                      |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Insert                                                                                                                                |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 37                |
| Zoning         | Zone 15           |
| Condo Fee      | \$200             |

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Listing information last updated on September 19th, 2025 at 2:47am MDT