

## \$319,000 - 3016 108 Street, Edmonton

MLS® #E4415114

**\$319,000**

3 Bedroom, 1.50 Bathroom, 1,687 sqft

Condo / Townhouse on 0.00 Acres

Steinhauer, Edmonton, AB

Experience a truly unique living space in this exceptional 5-level townhome nestled beside a lush green space. Conveniently located within walking distance of an LRT stop, this 3-bedroom townhome stands out as the sole unit in the complex featuring a recently added sunroom off the kitchen. Step into the inviting main floor living area with its soaring ceilings and two sets of double doors opening to a serene private fenced yard, complete with a new cedar deck and phantom screens. The kitchen shines with ample natural light streaming in from the sunroom, showcasing a SUB ZERO fridge and newer Samsung appliances. The finished basement offers versatility with space for a home gym or additional storage. Well managed and the complex is exceptionally maintained. If you seek a distinctive property in a prime location, this home is a perfect fit for you!

Built in 1977

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4415114  |
| Price      | \$319,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,687             |
| Acres          | 0.00              |
| Year Built     | 1977              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 5 Level Split     |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3016 108 Street |
| Area        | Edmonton        |
| Subdivision | Steinhauer      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 3S6         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached          |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 5   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick   |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Cedar Shakes  |
| Construction      | Wood, Brick   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | December 2nd, 2024 |
|-------------|--------------------|

|                |         |
|----------------|---------|
| Days on Market | 157     |
| Zoning         | Zone 16 |
| Condo Fee      | \$521   |

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Listing information last updated on May 8th, 2025 at 4:02pm MDT