

\$429,900 - 204 8631 108 Street, Edmonton

MLS® #E4442485

\$429,900

2 Bedroom, 2.00 Bathroom, 1,183 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

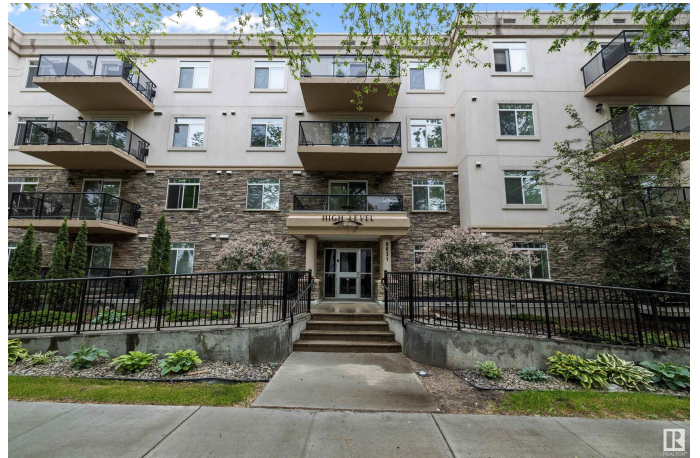
Why rent when you can own this upgraded 2 bed, 2 bath executive condo just steps from the University of Alberta? Located in the well-built, 27-unit High Level Crossing complex, this 1200 sq ft suite is ideal for students, professionals, or savvy investors. Solid CONCRETE construction with top-tier soundproofing, this unit features 9 ft ceilings, engineered hardwood, stainless appliances, granite countertops, crown moldings, in-suite laundry, and underground parking with storage. The primary bedroom offers a full ensuite and walk-in closet, while the open-concept layout flows to your private east-facing balcony. Enjoy downtown views from the side living room window and watch the historic High Level Streetcar roll by on the adjacent walking trail. Just a 5-minute walk to U of A, steps to the river valley, and close to everything Garneau offers. This location blends lifestyle, convenience, and long-term value. A rare opportunity to own in one of Edmonton's most desirable and walkable neighbourhoods.

Built in 2006

Essential Information

MLS® # E4442485

Price \$429,900



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,183 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 204 8631 108 Street |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 4M5 |

Amenities

| | |
|-----------|---------------------|
| Amenities | Deck |
| Parking | Heated, Underground |

Interior

| | | | | |
|-------------------|--|--------|-----------------|---------------|
| Interior Features | ensuite bathroom | | | |
| Appliances | Dishwasher-Built-In, Stove-Electric, Washer | Dryer, | Oven-Microwave, | Refrigerator, |
| Heating | Hot Water, Water | | | |
| # of Stories | 4 | | | |
| Stories | 1 | | | |
| Has Basement | Yes | | | |
| Basement | None, No Basement | | | |

Exterior

| | | | | |
|-------------------|---|--|--|--|
| Exterior | Concrete, Stone, Stucco | | | |
| Exterior Features | Fruit Trees/Shrubs, Public Transportation, Schools, Shopping Nearby, View City | | | |
| Roof | Asphalt Shingles | | | |

| | |
|--------------|-------------------------|
| Construction | Concrete, Stone, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 14th, 2025 |
| Days on Market | 28 |
| Zoning | Zone 15 |
| Condo Fee | \$703 |

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Listing information last updated on July 12th, 2025 at 1:32am MDT