\$179,900 - 304 8811 106a Avenue, Edmonton

MLS® #E4443708

\$179,900

2 Bedroom, 2.00 Bathroom, 1,151 sqft Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

Welcome to this move-in ready TOP FLR, 1150sqft 2 BEDROOM, 2 BATHROOM condo w/ HEATED UNDERGROUND parking! The huge, SOUTH facing balcony fills the unit w/ natural light & offers the perfect spot to relax & soak up the sun while overlooking the park-like courtyard. Inside, the spacious living rm w/ GAS FP leads to your open kitchen, boasting plenty of counter & cabinet space! Retreat to the large primary w/ DBL walk thru closet & 4 pce ensuite. A 2nd bedrm & full bathrm welcomes guests or roommates. And the massive INSUITE laundry features loads of storage or even space for a small office! Updates: all fresh paint, fridge (2024), windows (2022), newer roof & window coverings, carpets cleaned. Complex also offers gym, sauna and is wheelchair friendly. Perfectly located near the River Valley, Ice District, LRT & bus routes for easy access to NAIT, MacEwan, UofA & Downtown amenities. 10+

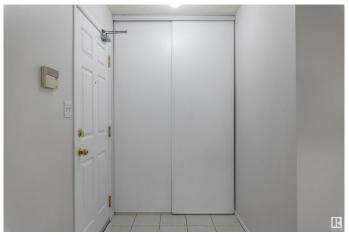


Essential Information

MLS® # E4443708 Price \$179,900

Bedrooms 2
Bathrooms 2.00







Full Baths 2

Square Footage 1,151 Acres 0.00 Year Built 1992

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 304 8811 106a Avenue

Area Edmonton
Subdivision Boyle Street
City Edmonton
County ALBERTA

Province AB

Postal Code T5H 3Y7

Amenities

Amenities Exercise Room, Patio, Sauna; Swirlpool; Steam

Parking Heated, Underground

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Garburator, Microwave Hood

Fan, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplaces Corner, Mantel

of Stories 3
Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Stucco

Exterior Features Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed June 21st, 2025

Days on Market 18

Zoning Zone 13

Condo Fee \$618

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Listing information last updated on July 9th, 2025 at 8:02pm MDT