

# **\$339,900 - # 407 8488 111 Street Nw, Edmonton**

MLS® #E4198384

## **\$339,900**

2 Bedroom, 2.00 Bathroom, 809 sqft  
Condo / Townhouse on 0 Acres

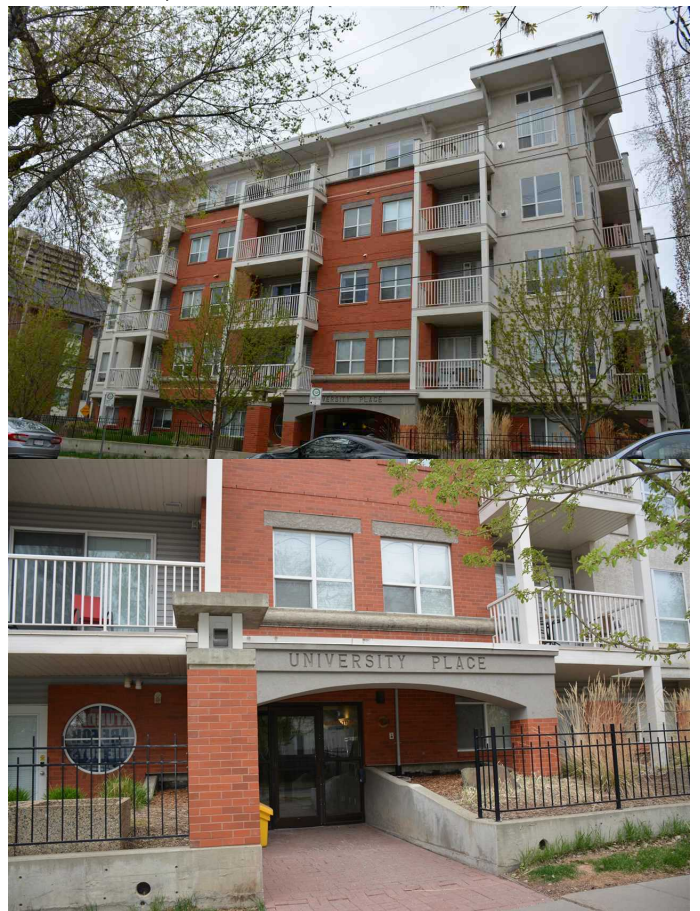
Garneau, Edmonton, AB

Location! Location! Location! This well-managed condo building is located in the heart of University of Alberta just minutes away from university campus, hospital, LRT, bus service, Whyte Avenue, river valley, walking trails and green space. This fourth floor unit comes with 2 bedrooms, 2 full baths, insuite laundry, central air conditioning and heated underground parking. No more hot summer nights with the east facing windows in this unit. Granite countertops in kitchen. Living room boasts a gas fireplace and glass sliding door to balcony. Large master bedroom with enuiste bath and his and hers closet. Furnance and newer hot water tank are also included. Units in this building don't come on the market very often, so not one to be missed!

Built in 2001

## **Essential Information**

MLS® #	E4198384
Price	\$339,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	809
Acres	0.00
Year Built	2001



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	ACTIVE

### **Community Information**

Address	# 407 8488 111 Street Nw
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2V9

### **Amenities**

Features	Air Conditioner, Detectors Smoke, Exterior Walls- 2x6', Intercom, Laundry-In-Suite, Parking-Visitor, Security Door, Sprinkler System-Fire
Parking Spaces	1
Parking	Heated, Stall

### **Interior**

Interior	Carpet, Ceramic Tile, Linoleum
Interior Features	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1
Basement	None, No Basement
Fireplace	Yes
Fireplaces	Gas, Corner
# of Stories	1

### **Exterior**

Exterior	Brick, Stucco, Vinyl
Exterior Features	Corner, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood Frame
Foundation	Concrete

### **School Information**

Elementary	Belgravia School
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Middle	McKernan
High	Old Scona/Strathcona

**Additional Information**

Condo Fee	\$417
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Zoning	RA9
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Listing information last updated on August 6th, 2020 at 4:16am MDT