

## \$350,000 - 305 8536 106a Street, Edmonton

MLS® #E4426790

**\$350,000**

2 Bedroom, 2.00 Bathroom, 1,108 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Stunning 2-bedroom, 2-bathroom condo with loft in Strathcona, offering 1,107 sq. ft. of modern living space. The main floor features an open-concept layout with a beautiful modern kitchen and in-floor heating for added comfort. The spacious primary bedroom includes a 3-piece ensuite and a walk-in closet. The upper loft area is perfect for additional living space. A private balcony, ideal for morning coffee and enjoying sunsets. This well-managed building includes an elevator, one underground parking stall and one surface level stall. Ideally located near golf courses, the University of Alberta, River Valley, Kinsmen Sports Center, Whyte Avenue, and grocery stores, making it a perfect home for convenience and lifestyle. Don't miss this opportunity to own in a prime location!

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426790  |
| Price          | \$350,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,108     |
| Acres          | 0.00      |
| Year Built     | 2002      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style    | Loft              |
| Status   | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 305 8536 106a Street |
| Area        | Edmonton             |
| Subdivision | Strathcona           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6E 4J9              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, Parking-Visitor, Secured Parking, Storage-In-Suite |
| Parking Spaces | 2   |
| Parking        | Stall, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | In Floor Heat System, Natural Gas  |
| # of Stories      | 3  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### School Information

|            |                |
|------------|----------------|
| Elementary | Garneau School |
|------------|----------------|

|        |                        |
|--------|------------------------|
| Middle | McKernan School        |
| High   | Strathcona High School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 42               |
| Zoning         | Zone 15          |
| Condo Fee      | \$739            |

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Listing information last updated on May 2nd, 2025 at 8:32pm MDT