

## \$399,900 - 204 8631 108 Street, Edmonton

MLS® #E4442485

**\$399,900**

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 \$399,900



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	34
Zoning	Zone 15
Condo Fee	\$703

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