

# **\$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+

Built in 1992

## **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                47  
Zoning                              Zone 13  
Condo Fee                        \$618

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