



Edmonton
8308 108 ST NW

Garneau LP: \$325,000
T6E 2E7 SP:



Listing ID # E4487692
Building Type Townhouse
Style 3 Storey
Year Built 2012
Full Baths 2
Half Baths 0
Total Baths 2.0
Tot Flr AG SqFt 1,100.94

Sold Date
Bedrooms Above 2
Bedrooms Total 2
Basement None
Basement Dev No Basement
Tot Flr AG SqM 102.28

ACTIVE

[URL-Virtual Tour](#) [URL-Brochure](#)

Pet friendly! Non-smoking. Move-in ready! Situated on a quiet tree-lined street in Old Strathcona's arts and foodie district, and with a "walker's dream" score of 97, this home is ideal for anyone who desires a healthy lifestyle near the river valley, shops and restaurants. The University of Alberta and U of A Hospital are also nearby! You'll appreciate the attention to detail throughout, including bamboo and hardwood flooring, an open plan living room and a beautiful kitchen with quartz countertops, stainless steel appliances and a walk-in pantry! A large flex space is located one level up, ideal as a second bedroom, den or media room. There's a 3-piece bath on this level, and it's also where the laundry is located. The primary bedroom is your secluded retreat complete with ensuite bath and private balcony. Heated underground parking and loads of storage add to the appeal of this outstanding property in the heart of beautiful Garneau! Heat, AC & water included in condo fees! Freshly painted as well!

Directions

Living Room	3.86x3.87	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room			Bedroom 4	1	3	U	No	Main		
Kitchen	3.86x2.85	M		2	4	U	Yes	Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	3.95x3.46	U		6				Tot Flr AG	102.28	1,100.94
Bedroom 2	3.87x4.04	U		7				# Finished	3	

Heat Source Natural Gas
Heat Type Forced Air-1
Foundation Concrete
Roof Type EPDM Membrane
Exterior Fiber Cement Siding, Stucco
Flooring Ceramic Tile, Hardwood
Features Air Conditioner, No Smoking Home, Parking-Visitor, See Remarks

Construction Wood Frame
Basement None / No Basement
Separate Ent
2nd Suite No **Permit By Seller**
Garage Suite **Permit**
Garden Suite **Permit**
Lot Shape **Front Exposure** East
Lot Size SqM **F x D (m)** x
Zoning
Tax Amount \$3,239.43 / 2025
Conform Type
Conform Year

Goods Incl Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer

Goods Excl

Warranty

Fireplace
FP Fuel
FP Type

Site Features Public Transportation, Schools, Shopping Nearby, See Remarks

HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Parking Heated, Parkade, Single Indoor, Underground

Road Access Paved

Park Encl/Tot 1 / 1 **Garage Dim**

Condo Name	Cornerstone at Garneau	Floor Location	Floor#
Condo Fee	\$827.54 Fee Schedule Monthly	#Floors in Build	Elevator
Fee Includes	Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Water/Sewer, Utilities	Balcony/Terrace	Yes
		Titled Storage	No
		Parking Type	Titled
		Unit Exposure	E
		Min Age	