

**Edmonton**

8308 108 ST NW

Garneau

T6E 2E7

LP:

SP:

\$315,000**Listing ID #** E4499118**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**Garage Suite****Garden Suite****Lot Shape****Lot Size SqM****Zoning****Tax Amount** \$3,239.43 / 2025**Conform Type****Conform Year****Goods Excl****Goods Incl** Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer**Warranty****Fireplace****FP Fuel****FP Type****HOA Y/N** No**HOA Fee/Schd** /**HOA Fee Incls****Site Features** Public Transportation, Schools, Shopping Nearby, See Remarks**Parking** Heated, Parkade, Single Indoor, Underground**Road Access** Paved**Park Encl/Tot** 1 / 1**Garage Dim****Condo Name** Cornerstone at Garneau**Condo Fee** \$827.54 **Fee Schedule** Monthly**Fee Includes** Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Water/Sewer, Utilities**Floor Location****#Floors in Build****Balcony/Terrace** Yes**Titled Storage** No**Parking Type** Titled**Unit Exposure** E**Floor#****Elevator****Min Age**