

# \$209,000 - 303 8149 111 Street, Edmonton

MLS® #E4424601

**\$209,000**

2 Bedroom, 1.50 Bathroom, 882 sqft  
Condo / Townhouse on 0.00 Acres

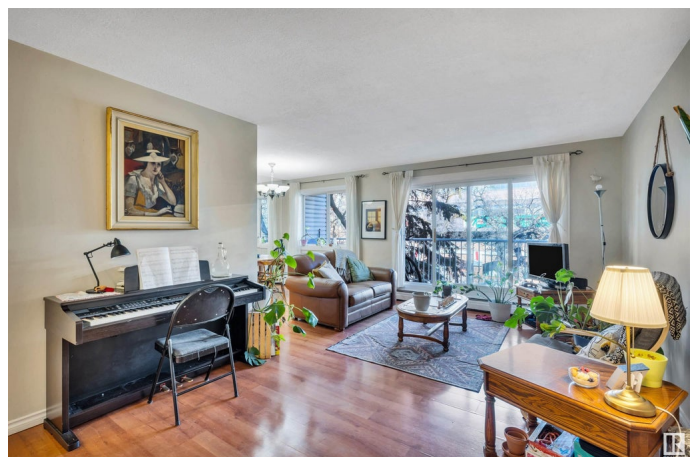
Garneau, Edmonton, AB

**INVESTMENT ALERT: 2-Bedroom Condo, Prime Location Near University of Alberta!** Don't miss out on this fantastic investment opportunity! This spacious 2-bedroom, 2 bathroom condo is just a short walk from the University of Alberta, making it an ideal rental property. Currently, the unit is leased to a reliable tenant through June 30, 2025, with the tenant looking to renew their lease. With its unbeatable location, this condo offers steady rental income potential and long-term value. Whether you're an experienced investor or looking to start your portfolio, this property is a smart choice. Condo fees include all utilities, (except electricity) and 1 covered parking stall #4

Built in 1978

## Essential Information

MLS® #	E4424601
Price	\$209,000
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	882
Acres	0.00
Year Built	1978



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	303 8149 111 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2P1

### **Amenities**

Amenities	Off Street Parking, Deck, No Smoking Home, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Water
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	7

Zoning	Zone 15
Condo Fee	\$645

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Listing information last updated on March 14th, 2025 at 4:17pm MDT