

\$409,000 - 504 8619 111 Street, Edmonton

MLS® #E4453472

\$409,000

2 Bedroom, 2.00 Bathroom, 1,052 sqft

Condo / Townhouse on 0.00 Acres

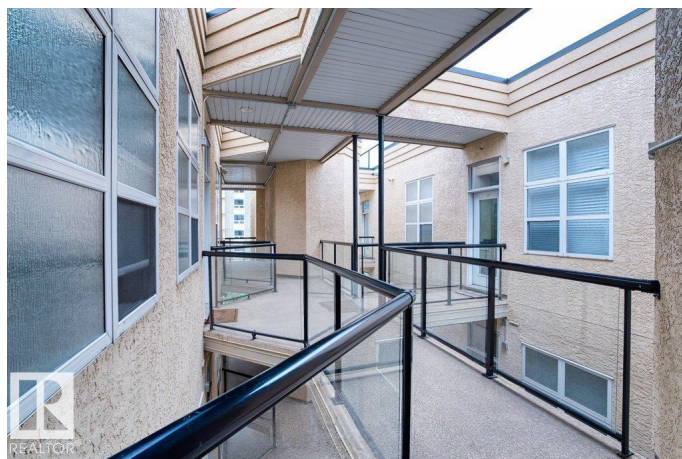
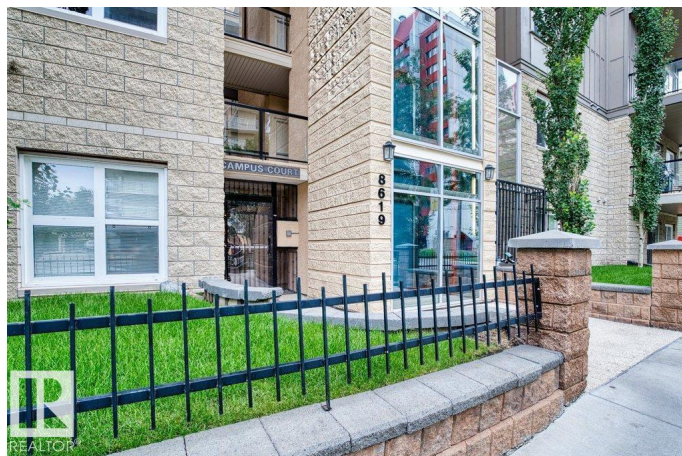
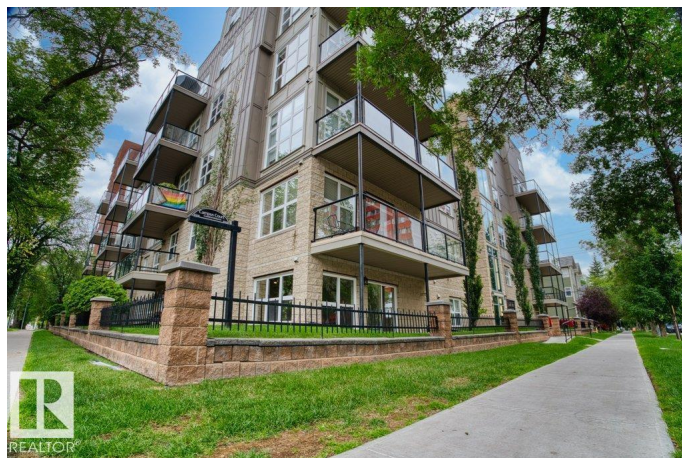
Garneau, Edmonton, AB

TOP-FLOOR CORNER UNIT looking towards Downtown & River Valley! Located in the heart of the University of Alberta district and just steps from the University Hospital, this exceptional top-level corner unit is one of the best in the complex. Featuring 2 spacious bedrooms, 2 full bathrooms, an open-concept kitchen, and a huge living and dining area, this home offers both comfort and functionality. Enjoy the luxury of 10' soaring ceilings, in-suite laundry, and your own utility controls to manage your energy bills. Floor-to-ceiling windows flood the space with natural light. Perfect for students, professionals, or investors, this unit offers an unbeatable location, privacy, and exceptional value. Don't miss this rare opportunity to own a premium property in one of the city's most sought-after neighborhoods!

Built in 2001

Essential Information

MLS® #	E4453472
Price	\$409,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,052
Acres	0.00



Year Built	2001
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	504 8619 111 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2W1

Amenities

Amenities	Ceiling 10 ft., Secured Parking, Security Door, See Remarks
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 18th, 2025
Days on Market	3

Zoning	Zone 15
Condo Fee	\$451

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 21st, 2025 at 11:03am MDT