

## \$249,900 - 204 8108 109 Street, Edmonton

MLS® #E4460273

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,013 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

This property boasts an excellent location in the Garneau district, offering convenient access to the best that the city has to offer, including Whyte Ave, the University of Alberta, the River Valley, and all essential amenities. Faculty Court is a secure building with heated underground parking and an inviting open courtyard. This bright and spacious two-bedroom, two-bathroom unit features a cozy gas fireplace in the living room, a generous balcony overlooking a tree-lined street, and in-suite laundry facilities. The master bedroom includes a walk-in closet and a four-piece ensuite bathroom. This condo is perfect for professionals, students, or as an investment property. Additionally, forced air heating and water are covered by the condo fees.

Built in 2000

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460273  |
| Price          | \$249,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,013     |
| Acres          | 0.00      |
| Year Built     | 2000      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 204 8108 109 Street |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 2V7             |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Underground |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                    |
| # of Stories      | 4                                                                            |
| Stories           | 1                                                                            |
| Has Basement      | Yes                                                                          |
| Basement          | None, No Basement                                                            |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco, Vinyl                             |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco, Vinyl                             |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 26                |

|           |         |
|-----------|---------|
| Zoning    | Zone 15 |
| Condo Fee | \$704   |

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 October 27th, 2025 at 1:47pm MDT