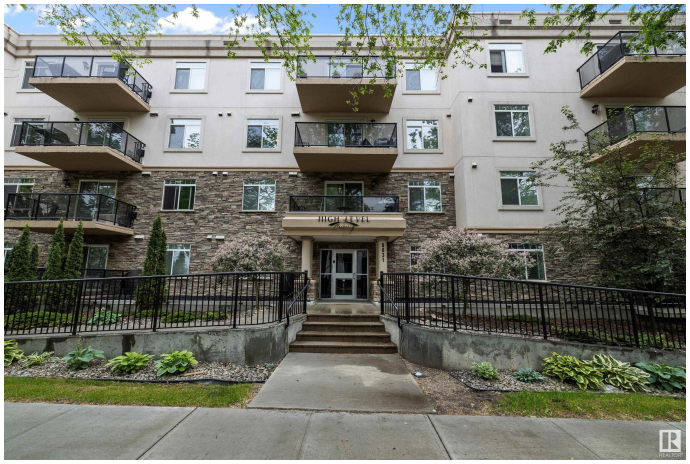
Courtesy Of Glenn M Ewanchuk Of RE/MAX Excellence

$429,900 - 8631 108 Street, Edmonton

MLS® #E4442485

$429,900
2 Bedroom, 2.00 Bathroom, 1,183 sqft
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB



Why rent when you can own this upgraded 2 bed, 2 bath executive condo just steps from the University of Alberta? Located in the well-built, 27-unit High Level Crossing complex, this 1200 sq ft suite is ideal for students, professionals, or savvy investors. Solid CONCRETE construction with top-tier soundproofing, this unit features 9 ft ceilings, engineered hardwood, stainless appliances, granite countertops, crown moldings, in-suite laundry, and underground parking with storage. The primary bedroom offers a full ensuite and walk-in closet, while the open-concept layout flows to your private east-facing balcony. Enjoy downtown views from the side living room window and watch the historic High Level Streetcar roll by on the adjacent walking trail. Just a 5-minute walk to U of A, steps to the river valley, and close to everything Garneau offers. This location blends lifestyle, convenience, and long-term value. A rare opportunity to own in one of Edmontonâ€™s most desirable and walkable neighbourhoods.

Built in 2006

Essential Information

MLS® #	E4442485
Price	$429,900

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,183
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	8631 108 Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4M5

Amenities

Amenities	Deck
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Stone, Stucco
Exterior Features	Fruit Trees/Shrubs, Public Transportation, Schools, Shopping Nearby, View City
Roof	Asphalt Shingles

Construction	Concrete, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 14th, 2025
Days on Market	2
Zoning	Zone 15
Condo Fee	$703

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Listing information last updated on June 15th, 2025 at 11:47pm MDT