# \$350,000 - 305 8536 106a Street, Edmonton

MLS® #E4426790

#### \$350,000

2 Bedroom, 2.00 Bathroom, 1,108 sqft Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Stunning 2-bedroom, 2-bathroom condo with loft in Strathcona, offering 1,107 sq. ft. of modern living space. The main floor features an open-concept layout with a beautiful modern kitchen and in-floor heating for added comfort. The spacious primary bedroom includes a 3-piece ensuite and a walk-in closet. The upper loft area is perfect for additional living space. A private balcony, ideal for morning coffee and enjoying sunsets. This well-managed building includes an elevator, one underground parking stall and one surface level stall. Ideally located near golf courses, the University of Alberta, River Valley, Kinsmen Sports Center, Whyte Avenue, and grocery stores, making it a perfect home for convenience and lifestyle. Don't miss this opportunity to own in a prime location!



#### **Essential Information**

MLS® # E4426790 Price \$350,000

Bedrooms 2

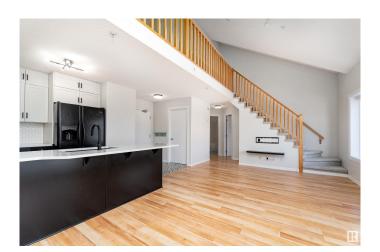
Bathrooms 2.00

Full Baths 2

Square Footage 1,108

Acres 0.00

Year Built 2002







Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Loft
Status Active

# **Community Information**

Address 305 8536 106a Street

Area Edmonton
Subdivision Strathcona
City Edmonton
County ALBERTA

Province AB

Postal Code T6E 4J9

#### **Amenities**

Amenities Detectors Smoke, Parking-Visitor, Secured Parking, Storage-In-Suite

Parking Spaces 2

Parking Stall, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating In Floor Heat System, Natural Gas

# of Stories 3
Stories 1

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood, Stucco

Exterior Features Golf Nearby, Landscaped, Playground Nearby, Public Transportation,

**Shopping Nearby** 

Roof Asphalt Shingles
Construction Wood, Stucco

Foundation Concrete Perimeter

#### **School Information**

Elementary Garneau School

Middle McKernan School

High Strathcona High School

## **Additional Information**

Date Listed March 21st, 2025

Days on Market 42

Zoning Zone 15

Condo Fee \$739

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 May 2nd, 2025 at 4:17am MDT