\$389,900 - 204 8631 108 Street, Edmonton

MLS® #E4442485

\$389,900

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 Edmonton's most desirable and walkable neighbourhoods.







Built in 2006

Essential Information

MLS® # E4442485 Price \$389,900 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 204 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 136

Zoning Zone 15

Condo Fee \$703

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 28th, 2025 at 6:47pm MDT