

\$674,900 - 8614 108a Street, Edmonton

MLS® #E4452761

\$674,900

4 Bedroom, 3.50 Bathroom, 1,543 sqft
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

LOCATION LOCATION!! This Half Duplex home is located on tree-lined street near the U of A, river valley, legislature, downtown and Whyte Ave. The main floor features 9' ceilings, hardwood, gas fireplace, dining room with private BBQ deck + gas line, well-appointed kitchen and 2-pc powder. Upstairs you'll love the large master suite with vaulted ceilings, sitting/office area, walk-in closet and 3pc ensuite with steam shower. 4 pc main bath. Bonus room/bedroom leads out to the huge west-facing deck & second bedroom completes this level. Downstairs you'll find a family room with engineered hardwood floors, bedroom with vinyl plank, 4 pc bath and laundry area. The over-sized double attached garage provides room for 2 cars plus storage. Enjoy the walking lifestyle of this desirable neighbourhood, where coffee shops, restaurants and public transit are all just a short stroll away!

Built in 1998

Essential Information

MLS® #	E4452761
Price	\$674,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,543
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	8614 108a Street
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4M8

Amenities

Amenities	Ceiling 9 ft., Deck, Exterior Walls- 2"x6", No Smoking Home, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 13th, 2025
Days on Market	38
Zoning	Zone 15
Condo Fee	\$200

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