

\$169,900 - 304 8811 106a Avenue, Edmonton

MLS® #E4456465

\$169,900

2 Bedroom, 2.00 Bathroom, 1,151 sqft

Condo / Townhouse on 0.00 Acres

Boyle Street, Edmonton, AB

Welcome to this move-in ready TOP FLR, 1150sqft 2 BEDROOM, 2 BATHROOM condo w/ HEATED UNDERGROUND parking! The huge, SOUTH facing balcony fills the unit w/ natural light & offers the perfect spot to relax & soak up the sun while overlooking the park-like courtyard. Inside, the spacious living rm w/ GAS FP leads to your open kitchen, boasting plenty of counter & cabinet space! Retreat to the large primary w/ DBL walk thru closet & 4 pce ensuite. A 2nd bedrm & full bathrm welcomes guests or roommates. And the massive INSUITE laundry features loads of storage or even space for a small office! Updates: all fresh paint, fridge (2024), windows (2022), newer roof & window coverings, carpets cleaned. Complex also offers gym, sauna and is wheelchair friendly. Perfectly located near the River Valley, Ice District, LRT & bus routes for easy access to NAIT, MacEwan, UofA & Downtown amenities. 10+

Built in 1992

Essential Information

MLS® #	E4456465
Price	\$169,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,151
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	304 8811 106a Avenue
Area	Edmonton
Subdivision	Boyle Street
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3Y7

Amenities

Amenities	Exercise Room, Patio, Sauna; Swirlpool; Steam
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplaces	Corner, Mantel
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed September 5th, 2025
Days on Market 39
Zoning Zone 13
Condo Fee \$618

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