

## \$409,000 - 504 8619 111 Street, Edmonton

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MLS® #E4453472

**\$409,000**

2 Bedroom, 2.00 Bathroom, 1,052 sqft

Condo / Townhouse on 0.00 Acres

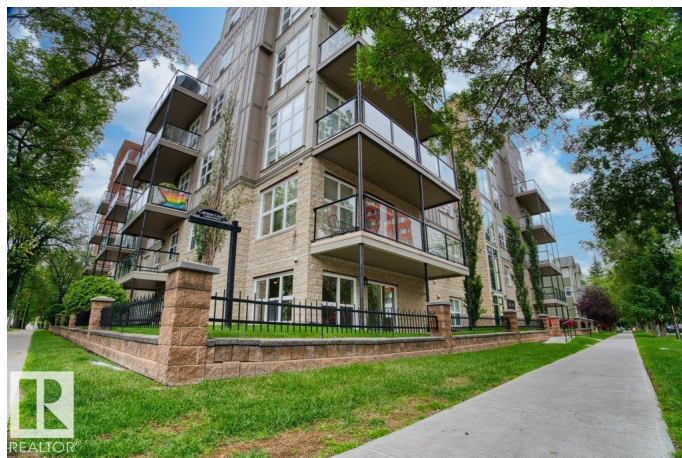
Garneau, Edmonton, AB

TOP-FLOOR CORNER UNIT looking towards Downtown & River Valley! Located in the heart of the University of Alberta district and just steps from the University Hospital, this exceptional top-level corner unit is one of the best in the complex. Featuring 2 spacious bedrooms, 2 full bathrooms, an open-concept kitchen, and a huge living and dining area, this home offers both comfort and functionality. Enjoy the luxury of 10' soaring ceilings, in-suite laundry, and your own utility controls to manage your energy bills. Floor-to-ceiling windows flood the space with natural light. Perfect for students, professionals, or investors, this unit offers an unbeatable location, privacy, and exceptional value. Don't miss this rare opportunity to own a premium property in one of the city's most sought-after neighborhoods!

Built in 2001

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453472  |
| Price          | \$409,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,052     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2001                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 504 8619 111 Street |
| Area        | Edmonton            |
| Subdivision | Garneau             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6G 2W1             |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | Ceiling 10 ft., Secured Parking, Security Door, See Remarks |
| Parking   | Heated, Underground                                         |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| # of Stories      | 5                                                                                                                     |
| Stories           | 1                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | None, No Basement                                                                                                     |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                            |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles                                               |
| Construction      | Wood, Stone, Stucco                                            |
| Foundation        | Concrete Perimeter                                             |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 8                 |

|           |         |
|-----------|---------|
| Zoning    | Zone 15 |
| Condo Fee | \$451   |

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Listing information last updated on August 26th, 2025 at 8:02pm MDT