

## \$499,900 - 305 8707 107 Street, Edmonton

MLS® #E4419025

**\$499,900**

2 Bedroom, 2.50 Bathroom, 2,131 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Saskatchewan drive! With only 7 units in the self managed complex you get the best one - 3rd floor unit with the VIEW of downtown, Parliament Building and River Valley! All the amenities are nearby: transportation, parks, Kinsmen rec centre, world class pools, Whyte ave with all entertainment and shopping, University of Alberta, UofA Hospital, Hawrelak park, tons of walking and bike trails along the River valley and much more! All 5 min walk! Unit was upgraded with new quartz countertops, backsplash, some appliances, new flooring and windows as well as furnace & hot water tank, central AC, roof (2019). Gas fire place for cozy evenings. 2 TITLED underground parking stalls, titled storage comes with the unit. There are hardly any restrictions - any age, any pet, any rental! Over 2100 sq ft living space on one level is very convenient! \$1400 condo fee for that size of the unit is very reasonable! Complex offers GUEST room, SAUNA, party/conference room at NO cost for the residents! Ready to move in!

Built in 1978

### Essential Information

MLS® #	E4419025
Price	\$499,900
Bedrooms	2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,131
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	305 8707 107 Street
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 5J5

### Amenities

Amenities	Air Conditioner, Guest Suite, No Animal Home, No Smoking Home, Party Room, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Social Rooms, Storage-Locker Room
Parking Spaces	2
Parking	Heated, Insulated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown, Waterfront Property
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 23rd, 2025
Days on Market	99
Zoning	Zone 15
Condo Fee	\$1,401

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