

## \$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

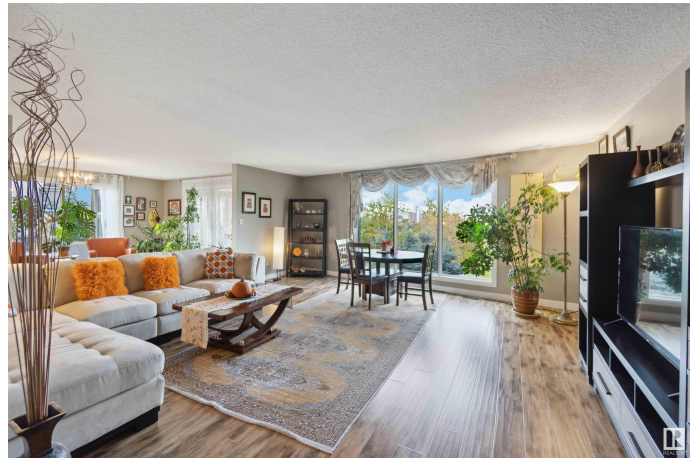
Strathcona, Edmonton, AB

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 | 88                 |
| Zoning         | Zone 15            |
| Condo Fee      | \$1,401            |

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Listing information last updated on April 21st, 2025 at 6:47pm MDT