

**#303 8108 109 St Nw**  
Edmonton, ST



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**MLS# E4229148**



**\$249,900**

**2 Bedrooms | 2 Bathrooms | 1,237 Sqft**

This Beautiful 2 bedroom, 2 bathroom Condo is located in the desired community of GARNEAU, waking distance from WHYTE AVE and UofA. The downtown core, River Valley, Grant MacEwan & NAIT are all within walking or commuting distance. Walk to groceries and restaurants! This property makes a great home or investment: students & young professionals will love it! Located on the third floor, this condo provides a spacious master bedroom with a 4 piece ensuite, second bedroom as well as a 3 piece bathroom. The bright and open living room has a natural gas fireplace, large windows and a door from the dining area leading out to the patio, with a fantastic view of Whyte Avenue. You can also enjoy the convenience of in-suite laundry and 2 underground heated parking stalls. Total of 14 units in the building with an open courtyard.



**Kathy Randal**

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For full listing details, please scan:

