

\$60,000 - 1 8304 107 Street, Edmonton

MLS® #E4443163

\$60,000

1 Bedroom, 1.00 Bathroom, 457 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

AUCTION ALERT: Auction on July 31.
Welcome to 'The Nueve' located in the heart of Garneau, and just minutes from every major amenity including the U of A, public transportation, shopping, and recreation facilities. Here you'll find an affordable studio condo, part of this well cared for building. The condo is a perfect starter home or investment property for students. Well managed building, only 9 units total, situated 1 block off Whyte Avenue, where you'll find great restaurants, pubs & shopping, also 2 blocks from University of Alberta campus. List price signifies the starting bid of auction and could sell for more.

Built in 1963

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4443163 |
| Price | \$60,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 457 |
| Acres | 0.00 |
| Year Built | 1963 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |



| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|-------------------|
| Address | 1 8304 107 Street |
| Area | Edmonton |
| Subdivision | Garneau |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6E 4K7 |

Amenities

| | |
|-----------|---------------------------|
| Amenities | Carbon Monoxide Detectors |
| Parking | Stall |

Interior

| | |
|--------------|-----------------------------------|
| Appliances | Refrigerator, Stove-Electric |
| Heating | Baseboard, Hot Water, Natural Gas |
| # of Stories | 3 |
| Stories | 3 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|-----------------------|
| Exterior | Wood, Brick |
| Exterior Features | Back Lane, Corner Lot |
| Roof | Tar & Gravel |
| Construction | Wood, Brick |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 17th, 2025 |
| Days on Market | 32 |
| Zoning | Zone 15 |
| Condo Fee | \$418 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 19th, 2025 at 7:47am MDT