

# \$209,500 - 1201 8315 105 Street, Edmonton

MLS® #E4436900

**\$209,500**

1 Bedroom, 1.00 Bathroom, 709 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Walk Score gives this location high marks for walking and biking! Heritage House is a well located building walking distance to the University of Alberta, U of A Hospital, the river valley and even the Alberta legislature. And there's great transit for rainy days. This 12th floor unit enjoys a sunny east-facing view from the private balcony. Inside you'll find an immaculately maintained home with an open plan layout. The kitchen has a convenient pass-through to the living room, letting the light pour in, and the adjacent dining room is ideal for entertaining, or ideal for your home office as well! The large primary bedroom has ample closet space, and the 4-piece bath is just outside the door. Dark laminate floors and a bright white kitchen with custom backsplash make the space really appealing, and the bathroom has been updated as well. FREE laundry is located directly across the hall. Finally, there's a convenient outdoor parking stall & visitor parking too! Enjoy affordable living in this awesome space!

Built in 1969

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4436900  |
| Price    | \$209,500 |
| Bedrooms | 1         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 709                    |
| Acres          | 0.00                   |
| Year Built     | 1969                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1201 8315 105 Street |
| Area        | Edmonton             |
| Subdivision | Strathcona           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6E 4H4              |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, See Remarks |
| Parking   | Stall   |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas                            |
| # of Stories | 14  |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement                                 |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete   |
| Exterior Features | Public Transportation, Shopping Nearby, View City, See Remarks |
| Roof              | Roll Roofing   |
| Construction      | Concrete   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 32             |
| Zoning         | Zone 15        |
| Condo Fee      | \$468          |

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Listing information last updated on June 17th, 2025 at 2:47pm MDT