

## \$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	19
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 6th, 2025 at 11:17am MDT