

## \$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 | 33              |
| Zoning         | Zone 15         |
| Condo Fee      | \$418           |

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Listing information last updated on July 20th, 2025 at 8:32pm MDT