

## \$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
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### 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	12
Zoning	Zone 15
Condo Fee	\$418

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Listing information last updated on June 29th, 2025 at 5:32pm MDT