

## \$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

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 June 17th, 2025 at 4:32pm MDT