

## \$1,300,000 - 8607 108a Street, Edmonton

MLS® #E4456394

**\$1,300,000**

7 Bedroom, 7.00 Bathroom, 2,135 sqft

Single Family on 0.00 Acres

Garneau, Edmonton, AB

Located in the heart of Garneau you will find this great revenue property. This tri-plex has two 3 bedroom units (main floor and upper floor) plus a 1 bedroom basement unit. Each unit is self contained and includes in-suite laundry. Kitchens all have a complete set of stainless steel appliances. Each unit has multiple bathrooms and include an en-suite for each primary bedroom. Large concrete parking pad in the back of the property. Located 1 block off 109st and Saskatchewan Drive, blocks from Whyte Ave, U of A and the Hospital. Excellent property for very large family, multiple families wanting to share a home or a revenue property.

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4456394      |
| Price          | \$1,300,000   |
| Bedrooms       | 7             |
| Bathrooms      | 7.00          |
| Full Baths     | 7             |
| Square Footage | 2,135         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Tri-Plex      |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8607 108a Street |
| Area        | Edmonton         |
| Subdivision | Garneau          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6E 4M9          |

### Amenities

|           |                                                                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Storage-In-Suite, Infill Property |
| Parking   | Parking Pad Cement/Paved, See Remarks                                                                                                                       |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Suite         | Yes                       |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                       |
| Exterior Features | Flat Site, Golf Nearby, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 12                  |
| Zoning         | Zone 15             |

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Listing information last updated on September 14th, 2025 at 11:17pm MDT