

## \$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	6
Zoning	Zone 15

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 September 9th, 2025 at 5:17pm MDT