

# \$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 49  
Zoning Zone 15

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