

## **\$459,000 - 8107 105 Avenue, Edmonton**

MLS® #E4433575

**\$459,000**

4 Bedroom, 3.00 Bathroom, 1,395 sqft

Condo / Townhouse on 0.00 Acres

Forest Heights (Edmonton), Edmonton, AB

No condo fees! Fully renovated 2-story half-duplex in the heart of Forest Heights! With over 1395 sq.ft., this open & bright plan boasts 4 bedrooms, 4 bathrooms & a fully-finished lower level. As you enter you are greeted with warm paint tones, wood-grain laminate & modern lighting. The living room has large windows, a corner fireplace, & blends seamlessly with the dining & kitchen areas. The kitchen has been fully updated with newer cabinetry, counters, s/s appliances & spacious peninsula island. The upper level has 3 good sized bedrooms, an updated 4-piece bath with tiled tub/shower, & a primary that includes a walk-through closet & 2-piece ensuite. The lower level of the home is also finished with a 4th bedroom, 3-piece bath & large rec room. The laundry/mechanical is also on this level with an updated furnace (2008) & hot water tank (2023). Other notable upgrades include: Windows (2017); shingles (2015); attic insulation (r60). Complete with a landscaped/fenced yard plus a single attached garage.

Built in 1976

### **Essential Information**

MLS® # E4433575

Price \$459,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 2                 |
| Square Footage | 1,395             |
| Acres          | 0.00              |
| Year Built     | 1976              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 8107 105 Avenue           |
| Area        | Edmonton                  |
| Subdivision | Forest Heights (Edmonton) |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6A 1B3                   |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Closet Organizers, Insulation-Upgraded, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Brick Facing  |
| # of Stories      | 2   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                |
|------------|----------------|
| Elementary | Forest Heights |
| Middle     | Hardisty       |
| High       | Mcnally        |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 10            |
| Zoning         | Zone 19       |

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Listing information last updated on May 11th, 2025 at 5:32am MDT