

## **\$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	8
Zoning	Zone 19

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 May 9th, 2025 at 1:17pm MDT