# \$194,500 - 301 11325 109 Avenue, Edmonton

MLS® #E4434826

#### \$194,500

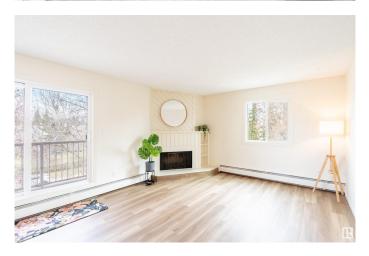
3 Bedroom, 1.00 Bathroom, 1,170 sqft Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to Sunset! Welcome to this beautifully upgraded 1,150 sq. ft. top-floor condo located in the heart of Queen Mary Park, Edmonton. This spacious 3-bedroom home (2 bedrooms plus a generous den) features brand-new flooring, modern lighting, fresh paint, and some new appliances. The inviting living area is warmed by a cozy wood-burning fireplace and opens onto an oversized 144 sq. ft. private balconyâ€"perfect for relaxing or entertaining. Enjoy the convenience of full-sized in-suite laundry and an updated kitchen designed for functionality and style. Recent building upgrades include all-new windows and a new patio door, offering improved comfort and energy efficiency. This secure, well-managed building offers a \$576 monthly condo fee that covers most utilities and reflects proactive maintenance. A designated parking space is included, and the location is idealâ€"close to downtown, shopping, public transit, and schools. Move-in ready and perfect for first-time buyers, down sizers, or investors!







Built in 1981

### **Essential Information**

| MLS® # | E4434826  |
|--------|-----------|
| Price  | \$194,500 |

| Bedrooms       | 3                      |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,170                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Туре           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |
|                |                        |

## **Community Information**

| Address     | 301 11325 109 Avenue |
|-------------|----------------------|
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 1E3              |
|             |                      |

## Amenities

| Amenities      | Parking-Plug-Ins |
|----------------|------------------|
| Parking Spaces | 1                |
| Parking        | No Garage, Stall |

## Interior

| Appliances   | Dishwasher-Built-In, Dry<br>Stove-Electric, Washer | /er, Hood | Fan, | Intercom, | Refrigerator, |
|--------------|--|-----------|------|-----------|---------------|
| Heating      | Hot Water, Natural Gas                             |           |      |           |               |
| # of Stories | 4  |           |      |           |               |
| Stories      | 1  |           |      |           |               |
| Has Basement | Yes  |           |      |           |               |
| Basement     | None, No Basement                                  |           |      |           |               |
| Exterior     |  |           |      |           |               |

| Exterior          | Wood, Stucco   |
|-------------------|--|
| Exterior Features | Flat Site, Park/Reserve, Playground Nearby, Public Transportation, |
|                   | Schools, Shopping Nearby   |
| Roof              | Tar & Gravel   |

| Construction | Wood, Stucco       |
|--------------|--------------------|
| Foundation   | Concrete Perimeter |

## **School Information**

| Elementary | John A. McDougal     |
|------------|----------------------|
| Middle     | Spruce Avenue School |
| High       | Victoria School      |

### **Additional Information**

| Date Listed    | May 6th, 2025 |
|----------------|---------------|
| Days on Market | 63            |
| Zoning         | Zone 08       |
| Condo Fee      | \$576         |

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Listing information last updated on July 8th, 2025 at 10:48am MDT