

Courtesy Of Mani Bagga Of Royal Lepage Magna

\$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 balcony—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 ideal—close to downtown, shopping, public transit, and schools. Move-in ready and perfect for first-time buyers, downsizers, 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
Type	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, Dryer, Hood Fan, Intercom, Refrigerator, Stove-Electric, Washer
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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