

## \$199,900 - 305 11104 109 Avenue, Edmonton

MLS® #E4439953

**\$199,900**

2 Bedroom, 2.00 Bathroom, 915 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to this 2 bedroom, 2 bathroom condo in the heart of Queen Mary Park with over 900 sq ft of functional living space. The open-concept layout features a large and homey living room and kitchen area featuring upgraded countertops as well as a large balcony facing an open field, green space, and mature trees alongside additional storage. The primary bedroom includes a walk-through closet and private ensuite, while the second bedroom spacious as well. This unit also includes 2 TITLED parking stalls, in-suite laundry, and a quiet, well-maintained building surrounded by green space, mature trees, schools, and open fields. Located in a peaceful residential area, yet walking distance to the Royal Alexandra Hospital, public transit, and just minutes to downtown, Kingsway Mall, NAIT and MacEwan University.

Built in 2000

### Essential Information

MLS® #	E4439953
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	915
Acres	0.00



Year Built	2000
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	305 11104 109 Avenue
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1E1

### Amenities

Amenities	Parking-Visitor, See Remarks
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Park/Reserve, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 1st, 2025
Days on Market	7

Zoning	Zone 08
Condo Fee	\$417

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