

## \$310,000 - N/A, Edmonton

MLS® #E4444283

**\$310,000**

3 Bedroom, 1.00 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

Exciting opportunity in north Queen Mary Park. Built in 1951 this 1495 square foot three bedroom two storey home is a great way to build yourself some equity. Situated on a large 654.59 m2 lot with 14.3m2 frontage the home is in need of a makeover to bring it back to it's best. The main floor has a large west facing living room, formal dining room, eat-in kitchen, and a family room in the previously converted attached garage. The second floor has the primary bedroom, two additional bedrooms and a four piece bathroom. Then the basement has a large family room, laundry, and plenty of storage. Other features include a double detached garage, convenient central location, and quick access to downtown and Kingsway Garden Mall.

Built in 1951

### Essential Information

MLS® #	E4444283
Price	\$310,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,496
Acres	0.00
Year Built	1951



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	N/A
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3N7

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 23rd, 2025
Days on Market	8
Zoning	Zone 08

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 July 1st, 2025 at 8:32am MDT