

Courtesy Of Brent Anderson Of Century 21 Masters

## \$235,000 - 307 11915 106 Avenue, Edmonton

MLS® #E4449174

**\$235,000**

2 Bedroom, 2.00 Bathroom, 1,076 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to Queen Mary Park, where city living meets comfort + convenience. This lovely, top-floor unit is ready to welcome new owners, offering a blend of style, functionality, + ideal location. Primary bedroom complete with a 3-piece ensuite. Nicely sized second bedroom with access to a 4-piece bath, perfect for family, guests, or a home office. The updated kitchen is a culinary enthusiast's dream, boasting an eat-up counter + ample counter + dining space. The spacious living room offers access to the terrace where you can enjoy your morning coffee while taking in the fresh air + lovely views. Whether you are a first-time homebuyer, an investor, or someone seeking a safe + warm home for a young adult attending Grant MacEwan, NAIT, or the UofA, this unit offers a fantastic opportunity. It's an ideal starting point for a new chapter, providing both comfort + a strategic location. 2 heated underground parking stalls, and storage cage. Beautiful grounds + walking trails. Condo fee is \$664.19

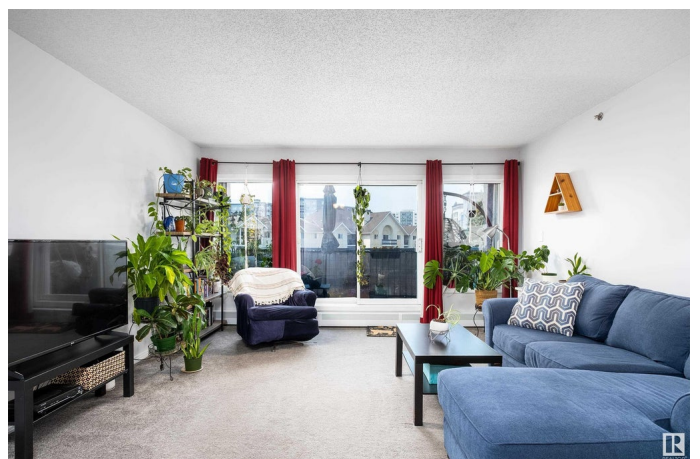
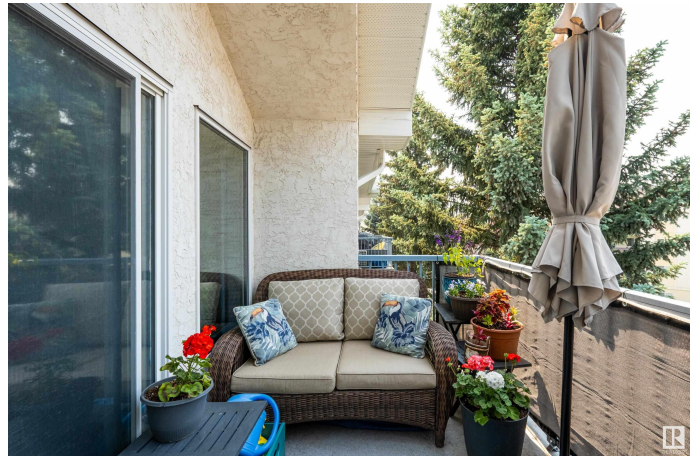
Built in 1993

### Essential Information

MLS® # E4449174

Price \$235,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,076                  |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 307 11915 106 Avenue |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0S2              |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Deck, Parking-Visitor |
| Parking Spaces | 2                     |
| Parking        | Parkade, Underground  |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                 |
| # of Stories      | 3                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Stucco          |
| Exterior Features | Public Transportation |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, Stucco          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 23rd, 2025  
Days on Market                11  
Zoning                              Zone 08  
Condo Fee                        \$664

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