

Courtesy Of Ivan Falcos Of Initia Real Estate

## \$295,000 - 108 11933 106 Avenue, Edmonton

MLS® #E4428692

**\$295,000**

1 Bedroom, 2.00 Bathroom, 1,118 sqft  
Condo / Townhouse on 0.00 Acres

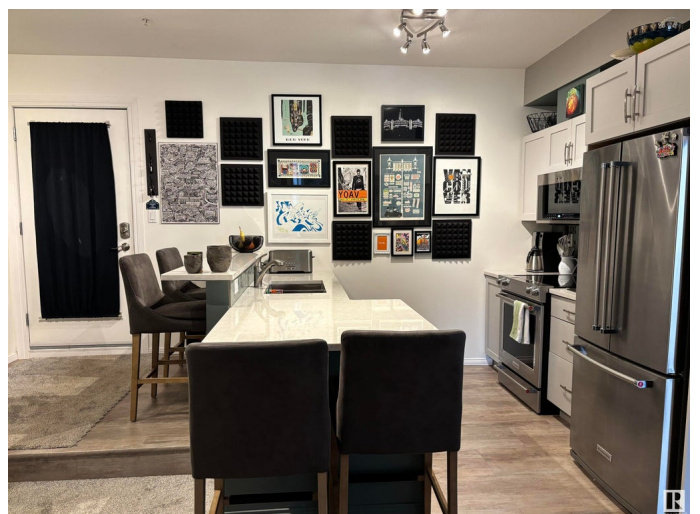
Queen Mary Park, Edmonton, AB

Tons of square footage, immaculately renovated, amazing location. What else would you need! This Large 2 Bedroom, 2 Bathroom is right in the heart of the brewery district, 15 minute walk to Grant Macewan, Quick walk to the new ICE district and Edmonton's downtown core. In 2023 the condo building had all new exterior and siding completed so the building is looking good for a long time. This condo stands out from the rest with a stunning newly renovated kitchen, Quartz countertops, Updated high end appliances, open concept dining and living room, Two bedrooms at opposite ends, In-suite laundry with washer dryer combo, Gas hookup for BBQ, freshly painted and comes with titled underground parking and storage cage. Amazing unit in an exciting but quiet location, this type of unit does not come around often!

Built in 2004

### Essential Information

MLS® #	E4428692
Price	\$295,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,118
Acres	0.00



Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	108 11933 106 Avenue
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0S2

### **Amenities**

Amenities	On Street Parking, Detectors Smoke, Hot Water Natural Gas, Intercom, No Animal Home, No Smoking Home, Security Door, Sprinkler System-Fire, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 2nd, 2025
Days on Market	8
Zoning	Zone 08
Condo Fee	\$482

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Listing information last updated on April 10th, 2025 at 12:32pm MDT