

# \$162,000 - 306 11425 105 Avenue, Edmonton

MLS® #E4426810

**\$162,000**

2 Bedroom, 2.00 Bathroom, 837 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

You Cannot Beat This Location!! This immaculate 2-bedroom, 2-bathroom open concept condo with 9 ft ceiling has tons of natural light is walking distance to the Brewery District, LRT, Rogers Arena, Grant MacEwan University and the sprawling River Valley!! This building is in one of the most advantageous locations possible in the Downtown area!! This lovely home offers an open concept living room and eat-in kitchen. A functional dining area is located right by the kitchen. Its open concept design offers a very bright and pleasant living space!! Master bedroom features a walk-in closet and a full en-suite for the owner's convenience. Second good sized bedroom has a full bathroom right next to it. It offers an in-suite laundry & it has in-floor heating. Its south-facing balcony with gas BBQ hook-up offers a far reaching view.

Built in 2009

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426810  |
| Price          | \$162,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 837       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2009                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 306 11425 105 Avenue |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0C5              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Parking-Visitor, Security Door, Sprinkler System-Fire, Television Connection |
| Parking   | No Parking  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | In Floor Heat System, Natural Gas   |
| # of Stories      | 6   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick, Stucco                         |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                    |
| Construction      | Concrete, Brick, Stucco                         |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 21st, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 44      |
| Zoning         | Zone 08 |
| Condo Fee      | \$504   |

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Listing information last updated on May 4th, 2025 at 2:02pm MDT