

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

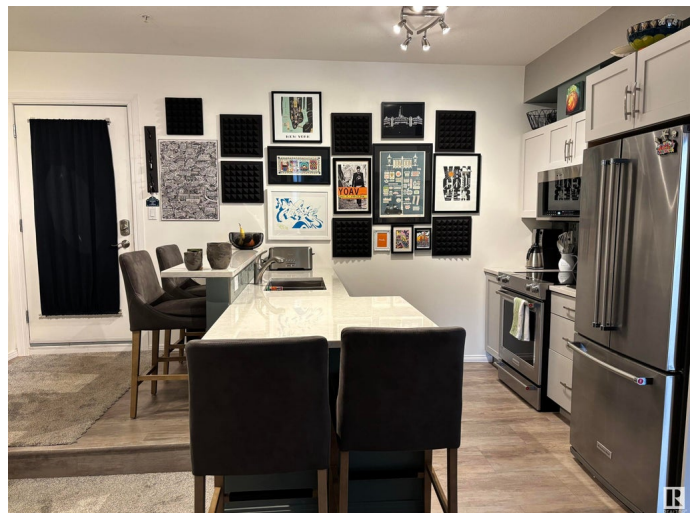
Queen Mary Park, Edmonton, AB

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 | 2               |
| Zoning         | Zone 08         |
| Condo Fee      | \$482           |

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 April 4th, 2025 at 12:18pm MDT