

## \$154,900 - 8 11535 108 Avenue, Edmonton

MLS® #E4429150

**\$154,900**

2 Bedroom, 1.00 Bathroom, 847 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

\*Queen Mary Park 2-Bedroom Condo with Expansive Balcony\* 846 sq ft second-floor condo on serene tree-lined street. 38-ft private balcony overlooks peaceful residential homes. Modern kitchen with espresso under lit cabinets, granite countertops, stainless steel appliances. Inviting living area features cozy wood-burning fireplace, ample space for relaxation or home office. Updated interiors: contemporary flooring (no carpet), updated bathroom, fresh paint, modern lighting. Excellent layout with in-suite laundry room with extra storage, dual front entry closets. Close to Railtown, MacEwan University, public transportation, shops, restaurants. Minutes from downtown, Oliver Square, 124 Street, NAIT. Secure, quiet 12 unit building with recent upgrades: newer roof, windows, doors, balconies, parking lot. Condo fees include heat, water. Cats and dogs allowed with board approval. Ideal for investors, students, first-time homebuyers, downsizers. Enjoy!

Built in 1979

### Essential Information

MLS® #	E4429150
Price	\$154,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	847
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	8 11535 108 Avenue
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4C3

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home, Parking-Plug-Ins, Security Door
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Baseboard, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	John A. McDougall
Middle	Spruce Avenue
High	Victoria -Arts & Academics

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	15
Zoning	Zone 08
Condo Fee	\$570

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