\$199,450 - 301 11325 109 Avenue, Edmonton

MLS® #E4434826

\$199,450

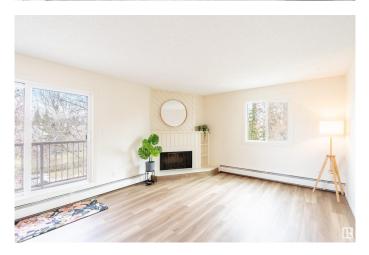
3 Bedroom, 1.00 Bathroom, 1,170 sqft Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to Sunset! Welcome to this beautifully upgraded 1,150 sq. ft. top-floor condo located in the heart of Queen Mary Park, Edmonton. This spacious 3-bedroom home (2 bedrooms plus a generous den) features brand-new flooring, modern lighting, fresh paint, and some new appliances. The inviting living area is warmed by a cozy wood-burning fireplace and opens onto an oversized 144 sq. ft. private balconyâ€"perfect for relaxing or entertaining. Enjoy the convenience of full-sized in-suite laundry and an updated kitchen designed for functionality and style. Recent building upgrades include all-new windows and a new patio door, offering improved comfort and energy efficiency. This secure, well-managed building offers a \$576 monthly condo fee that covers most utilities and reflects proactive maintenance. A designated parking space is included, and the location is idealâ€"close to downtown, shopping, public transit, and schools. Move-in ready and perfect for first-time buyers, down sizers, or investors!







Built in 1981

Essential Information

| MLS® # | E4434826 |
|--------|-----------|
| Price | \$199,450 |

| Bedrooms | 3 |
|----------------|------------------------|
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,170 |
| Acres | 0.00 |
| Year Built | 1981 |
| Туре | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |
| | |

Community Information

| Address | 301 11325 109 Avenue |
|-------------|----------------------|
| Area | Edmonton |
| Subdivision | Queen Mary Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5H 1E3 |
| | |

Amenities

| Amenities | Parking-Plug-Ins |
|----------------|------------------|
| Parking Spaces | 1 |
| Parking | No Garage, Stall |

Interior

| Appliances | Dishwasher-Built-In, Dry Stove-Electric, Washer | /er, Hood | Fan, | Intercom, | Refrigerator, |
|--------------|--|-----------|------|-----------|---------------|
| Heating | Hot Water, Natural Gas | | | | |
| # of Stories | 4 | | | | |
| Stories | 1 | | | | |
| Has Basement | Yes | | | | |
| Basement | None, No Basement | | | | |
| Exterior | | | | | |

| Exterior | Wood, Stucco |
|-------------------|--|
| Exterior Features | Flat Site, Park/Reserve, Playground Nearby, Public Transportation, |
| | Schools, Shopping Nearby |
| Roof | Tar & Gravel |

| Construction | Wood, Stucco |
|--------------|--------------------|
| Foundation | Concrete Perimeter |

School Information

| Elementary | John A. McDougal |
|------------|----------------------|
| Middle | Spruce Avenue School |
| High | Victoria School |

Additional Information

| Date Listed | May 6th, 2025 |
|----------------|---------------|
| Days on Market | 43 |
| Zoning | Zone 08 |
| Condo Fee | \$576 |

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Listing information last updated on June 17th, 2025 at 6:47pm MDT