

## \$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
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Days on Market	42
Zoning	Zone 08
Condo Fee	\$504

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