

## \$89,000 - 6 11245 109 Avenue, Edmonton

MLS® #E4443152

**\$89,000**

1 Bedroom, 1.00 Bathroom, 728 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to this fantastic well managed one bedroom condo located minutes from Downtown Edmonton. This clean property features a number of recent upgrades including. Big master bedroom, living room, dining, and huge balcony and ENSUITE LAUNDRY. Minutes to all shopping, transportation, downtown, Nait and Grant MacEwan University.

Built in 1977

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4443152               |
| Price          | \$89,000               |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 728                    |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|         |                    |
|---------|--------------------|
| Address | 6 11245 109 Avenue |
| Area    | Edmonton           |



|             |                 |
|-------------|-----------------|
| Subdivision | Queen Mary Park |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 4B1         |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| # of Stories | 3  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick  |
| Exterior Features | Landscaped, Level Land, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Treed Lot, View City, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 08         |
| Condo Fee      | \$393           |

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Listing information last updated on July 1st, 2025 at 5:02am MDT