

## \$192,500 - 203 11104 109 Avenue, Edmonton

MLS® #E4450376

### \$192,500

2 Bedroom, 2.00 Bathroom, 937 sqft

Condo / Townhouse on 0.00 Acres

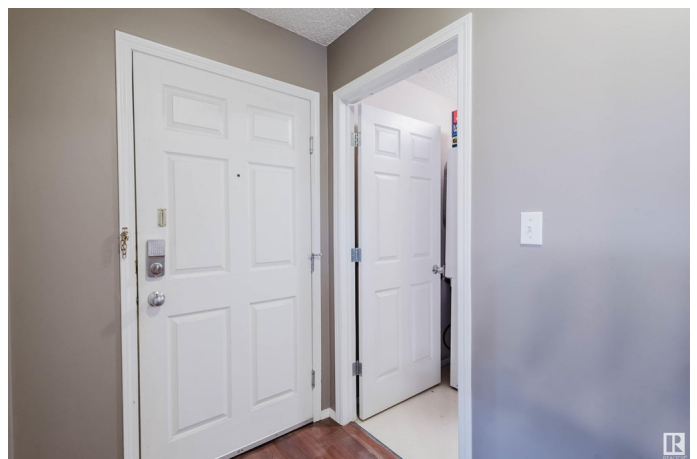
Queen Mary Park, Edmonton, AB

Welcome to this affordable 2-bedroom, 2-bathroom condo offering over 900 sq ft of functional living space in the heart of Queen Mary Park. The kitchen opens onto a spacious living room with large windows that fill the space with natural light. From the living room you can step out to the oversized south facing balcony. The large master bedroom boasts his and her closets and a private ensuite bath. The 2nd bedroom is also spacious and has an adjoining 3 piece bath. This unit also includes a titled parking stall, in-suite laundry, and a quiet, well-maintained building surrounded by green space. Located in a peaceful residential area, yet walking distance to the Royal Alexandra Hospital, public transit, and just minutes to downtown, Kingsway Mall, NAIT and MacEwan University.

Built in 2000

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450376  |
| Price          | \$192,500 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 937       |
| Acres          | 0.00      |
| Year Built     | 2000      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 203 11104 109 Avenue |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 1E1              |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Amenities | No Smoking Home, Parking-Visitor, Party Room, See Remarks |
| Parking   | Stall                                                     |

### Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                       |
| # of Stories      | 4                                                                                                            |
| Stories           | 1                                                                                                            |
| Has Basement      | Yes                                                                                                          |
| Basement          | None, No Basement                                                                                            |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                         |
| Exterior Features | Backs Onto Park/Trees, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Fiberglass                                                                           |
| Construction      | Wood, Stucco                                                                         |
| Foundation        | Concrete Perimeter                                                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 24              |

|           |         |
|-----------|---------|
| Zoning    | Zone 08 |
| Condo Fee | \$374   |

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Listing information last updated on August 23rd, 2025 at 7:47pm MDT