

Courtesy Of Brent Anderson Of Century 21 Masters

## \$235,000 - 307 11915 106 Avenue, Edmonton

MLS® #E4449174

**\$235,000**

2 Bedroom, 2.00 Bathroom, 1,076 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to Queen Mary Park, where city living meets comfort + convenience. This lovely, top-floor unit is ready to welcome new owners, offering a blend of style, functionality, + ideal location. Primary bedroom complete with a 3-piece ensuite. Nicely sized second bedroom with access to a 4-piece bath, perfect for family, guests, or a home office. The updated kitchen is a culinary enthusiast's dream, boasting an eat-up counter + ample counter + dining space. The spacious living room offers access to the terrace where you can enjoy your morning coffee while taking in the fresh air + lovely views. Whether you are a first-time homebuyer, an investor, or someone seeking a safe + warm home for a young adult attending Grant MacEwan, NAIT, or the UofA, this unit offers a fantastic opportunity. It's an ideal starting point for a new chapter, providing both comfort + a strategic location. 2 heated underground parking stalls, and storage cage. Beautiful grounds + walking trails. Condo fee is \$664.19

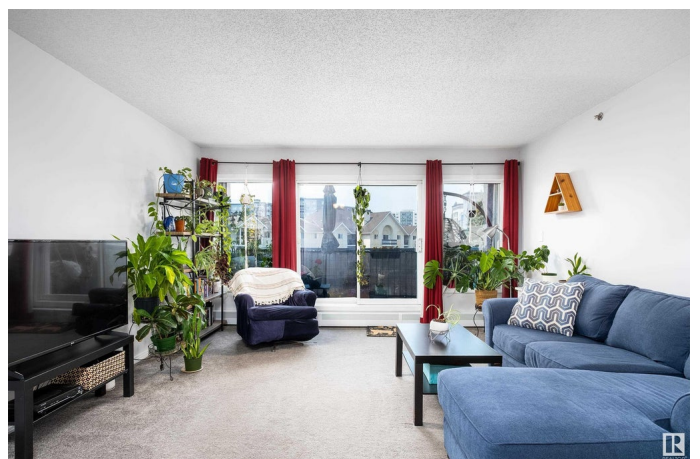
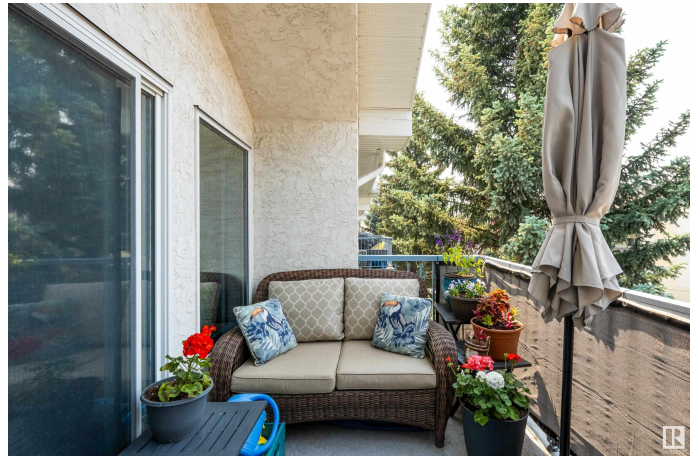
Built in 1993

### Essential Information

MLS® # E4449174

Price \$235,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	307 11915 106 Avenue
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0S2

### Amenities

Amenities	Deck, Parking-Visitor
Parking Spaces	2
Parking	Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 23rd, 2025  
Days on Market                4  
Zoning                              Zone 08  
Condo Fee                        \$664

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