

Courtesy Of Mani Bagga Of Royal Lepage Magna

## \$194,500 - 301 11325 109 Avenue, Edmonton

MLS® #E4434826

**\$194,500**

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 balcony—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 ideal—close to downtown, shopping, public transit, and schools. Move-in ready and perfect for first-time buyers, downsizers, or investors!

Built in 1981

### Essential Information

MLS® #	E4434826
Price	\$194,500



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,170
Acres	0.00
Year Built	1981
Type	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, Dryer, Hood Fan, Intercom, Refrigerator, Stove-Electric, Washer
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	62
Zoning	Zone 08
Condo Fee	\$576

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