

Courtesy Of Mani Bagga Of Royal Lepage Magna

# \$199,450 - 301 11325 109 Avenue, Edmonton

MLS® #E4434826

**\$199,450**

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  | \$199,450 |



|                |                        |
|----------------|------------------------|
| 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 | 49            |
| Zoning         | Zone 08       |
| Condo Fee      | \$576         |

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Listing information last updated on June 24th, 2025 at 9:18am MDT