

## \$135,000 - 202 11308 108 Avenue, Edmonton

MLS® #E4452549

**\$135,000**

3 Bedroom, 1.00 Bathroom, 930 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

**LOCATION! LOCATION! LOCATION!**

Welcome to Queen Mary Park! This functional apartment offers the spacious comfort of **THREE BEDROOMS**. The entire unit features vinyl plank floors and when entering opens up to a lovely balcony, perfect for relaxation. The kitchen boasts ample counter space and cabinets for all your storage needs. This condo also includes a dining area and 4-piece bathroom. Enjoy the vibrant neighbourhood and the ease of access to local amenities. You are minutes away from Victoria Park and Golf Course, Brewery District, Ice District and Rogers Place. Excellent location for students with access to Grant MacEwan, NAIT, U of A and NorQuest College. This is a great opportunity for a family, Investor or anyone looking for great value. Don't miss this one!

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452549  |
| Price          | \$135,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 930       |
| Acres          | 0.00      |
| Year Built     | 1979      |



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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 202 11308 108 Avenue |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 1B6              |

### Amenities

|           |       |
|-----------|-------|
| Amenities | Deck  |
| Parking   | Stall |

### Interior

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Baseboard, See Remarks       |
| # of Stories | 3                            |
| Stories      | 3                            |
| Has Basement | Yes                          |
| Basement     | None, No Basement            |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                             |
| Exterior Features | Corner Lot, Flat Site, Playground Nearby, Private Setting, View City, View Downtown, See Remarks |
| Roof              | Flat                                                                                             |
| Construction      | Wood                                                                                             |
| Foundation        | Concrete Perimeter                                                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 08           |
| Condo Fee      | \$559             |

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Listing information last updated on August 19th, 2025 at 2:47pm MDT