

## \$215,000 - 11933 106 Avenue, Edmonton

MLS® #E4435420

**\$215,000**

2 Bedroom, 1.00 Bathroom, 911 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

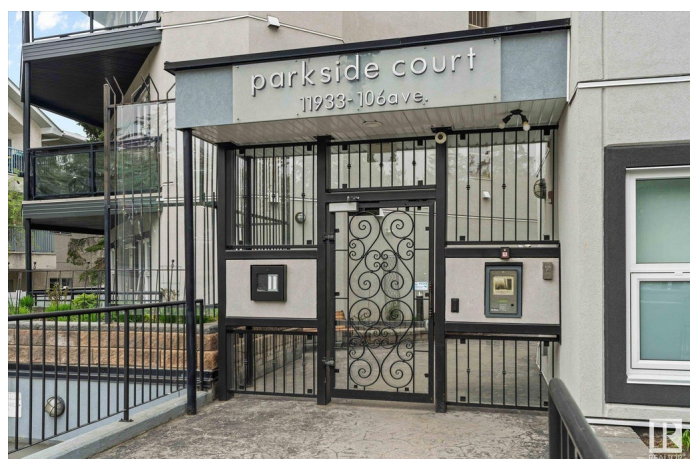
Stylish Ground-Floor Condo in Prime Location! Located within walking distance to the Brewery District, Manchester Square, downtown, and scenic walking trails, this secure and modern 2-bedroom unit is perfect for investors or first-time home buyers. Enjoy an open-concept layout with a spacious kitchen, dining, and living area filled with natural light from large windows. Features include in-suite laundry, a good-sized balcony with a gas line, and underground parking. Close to all amenities—urban living at its best!

Built in 2004

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4435420               |
| Price          | \$215,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 911                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                  |
|-------------|------------------|
| Address     | 11933 106 Avenue |
| Area        | Edmonton         |
| Subdivision | Queen Mary Park  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 0S2          |

### **Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Patio, Secured Parking, Security Door |
| Parking Spaces | 1                                     |
| Parking        | Heated, Parkade, Underground          |

### **Interior**

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                          |
| # of Stories | 4                                                                                                  |
| Stories      | 4                                                                                                  |
| Has Basement | Yes                                                                                                |
| Basement     | None, No Basement                                                                                  |

### **Exterior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Flat                                            |
| Construction      | Wood, Stucco                                    |
| Foundation        | Concrete Perimeter                              |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 35            |
| Zoning         | Zone 08       |
| Condo Fee      | \$419         |

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Listing information last updated on June 13th, 2025 at 5:02pm MDT