

## **\$87,500 - 102 11325 109 Avenue, Edmonton**

MLS® #E4455730

**\$87,500**

1 Bedroom, 1.00 Bathroom, 546 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Affordable, stylish, & in a fantastic central location, this bright and updated condo in Queen Mary Park is perfect for students, first time Home buyers, or savvy investors. Designed for efficient living, open-concept layout features convenient Murphy bed in the living area allowing you to maximize your space without compromising comfort. Modern kitchen offers glossy white cabinets, ceramic-top stove, microwave hood fan, dishwasher, and white appliances, all complemented by easy-care tile and laminate flooring. The renovated bathroom is clean and fresh, and the light-painted walls create an airy, inviting feel throughout. Enjoy a dedicated dining area, large closets for storage & in-suite laundry. Patio doors face south so fills the home with natural sunlight. A rear parking stall adds convenience & this unbeatable location is steps from Grant MacEwan University, NorQuest College, Rogers Place plus vibrant downtown restaurants & nightlife. Move in ready & budget friendly.

Built in 1980

### **Essential Information**

MLS® # E4455730

Price \$87,500

Bedrooms 1



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 546               |
| Acres          | 0.00              |
| Year Built     | 1980              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Studio Suite      |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 102 11325 109 Avenue |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 1E3              |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Intercom, Parking-Plug-Ins, Security Door, Vinyl Windows |
| Parking Spaces | 1                                                                                               |
| Parking        | Stall                                                                                           |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Furniture Included, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Natural Gas                                                                     |
| # of Stories | 3                                                                                          |
| Stories      | 3                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | None, No Basement                                                                          |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                  |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                              |
| Construction      | Wood, Stucco                                                  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 2nd, 2025  
Days on Market                21  
Zoning                              Zone 08  
Condo Fee                        \$341

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