

\$759,900 - 11306 109a Avenue, Edmonton

MLS® #E4431046

\$759,900

6 Bedroom, 3.00 Bathroom, 2,112 sqft

Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

INVESTOR ALERT: Look at this amazing opportunity. This property offers three fully rented and renovated units close to 3 colleges in the heart of Queen Mary Park area generating \$4,000 rent per month. Total 6 Bedrooms, 3 Full Washrooms, 3 Kitchens, 3 Living Areas, and much more. Each unit has 2 bedrooms, Full Washroom, Kitchen, and Living Room. Renovated in and out with over \$100,000 worth of work including Flooring, Paint, Kitchens, Washrooms, Appliances, Stucco, Landscaping, Concrete, Windows, and more. Come check it out and see the opportunity.

Built in 1951

Essential Information

MLS® #	E4431046
Price	\$759,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,112
Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Tri-Plex
Style	2 Storey



Status Active

Community Information

Address 11306 109a Avenue
Area Edmonton
Subdivision Queen Mary Park
City Edmonton
County ALBERTA
Province AB
Postal Code T5H 1G8

Amenities

Amenities On Street Parking, Carbon Monoxide Detectors, Deck
Parking Parking Pad Cement/Paved, Rear Drive Access

Interior

Interior Features ensuite bathroom
Appliances Dryer, Refrigerator, Stove-Electric, Washer
Heating Forced Air-2, Natural Gas
Stories 3
Has Basement Yes
Basement Full, Finished

Exterior

Exterior Wood, Stucco
Exterior Features Landscaped, Playground Nearby, Public Transportation, Schools, Partially Fenced
Roof Asphalt Shingles
Construction Wood, Stucco
Foundation Concrete Perimeter

Additional Information

Date Listed April 16th, 2025
Days on Market 131
Zoning Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 25th, 2025 at 7:47pm MDT