

## \$199,999 - 302 11308 108 Avenue, Edmonton

MLS® #E4438021

**\$199,999**

3 Bedroom, 1.00 Bathroom, 935 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to this immaculate, move-in ready three-bedroom condo a true gem in one of Edmonton's most desirable central locations. This updated property is just minutes from Downtown, NAIT, MacEwan University, and within walking distance to grocery stores, restaurants, and Manchester Sq. Inside, you'll find a spacious and functional layout, starting with a large living room that offers endless possibilities for arranging your furniture. The south-facing patio doors lead to a private balcony, filling the room with beautiful natural light filtered through mature trees outside. The efficient kitchen features plenty of counter space, ideal for meal prep and everyday living. The large primary bedroom easily accommodates a king-size bed, while the two additional bedrooms provide flexible options use them both as bedrooms, create a home office, or set up a guest room for visiting friends and family. Whether you're a first-time buyer, student, or investor, this condo delivers unbeatable value in a prime location.

Built in 1979

### Essential Information

MLS® # E4438021

Price \$199,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 935                    |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 302 11308 108 Avenue |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 1B6              |

### **Amenities**

|           |                          |
|-----------|--------------------------|
| Amenities | Intercom, See Remarks    |
| Parking   | Parking Pad Cement/Paved |

### **Interior**

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas       |
| # of Stories | 3                            |
| Stories      | 3                            |
| Has Basement | Yes                          |
| Basement     | None, No Basement            |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | EPDM Membrane  |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 08        |
| Condo Fee      | \$559          |

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 June 16th, 2025 at 2:48pm MDT