

## \$219,900 - 204 11915 106 Avenue, Edmonton

MLS® #E4437426

**\$219,900**

2 Bedroom, 2.00 Bathroom, 1,098 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to this spacious 2 bed, 2 bath condo in Queen Mary Park, offering 1,097 sq ft of open-concept living. The bright and functional layout features carpet and laminate flooring throughout. The large kitchen includes a peninsula eating bar and flows into the dining and living areas, ideal for entertaining. Enjoy the oversized balcony off the living room for added outdoor space. The primary bedroom boasts a huge walk-through closet and 4-piece ensuite. Additional highlights include in-suite laundry, underground storage, and TWO titled underground parking stalls. The unit is located in a secure, well-maintained building that offers both comfort and convenience. Just minutes from downtown, the Brewery District, and MacEwan University, with quick access to 124 Street, Groat Road, and major commuter routes. Walk to nearby shops, caf  s, restaurants, and public transit. A fantastic opportunity for first-time buyers, students, or investors! All this homes needs is YOU!

Built in 1993

### Essential Information

MLS® #	E4437426
Price	\$219,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,098
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	204 11915 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, Social Rooms, Sprinkler System-Fire, Storage Cage
Parking Spaces	2
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Wāhkwāntāwin School
Middle	Westminster School
High	Victoria School

**Additional Information**

Date Listed	May 20th, 2025
Days on Market	30
Zoning	Zone 08
Condo Fee	\$646

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