

Courtesy Of Mike Marsh Of Grassroots Realty Group

## \$198,000 - 303 11408 108 Avenue, Edmonton

MLS® #E4434862

**\$198,000**

2 Bedroom, 2.00 Bathroom, 1,147 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to this beautifully updated 2 BED, 2 BATH condo located in the vibrant community of Queen Mary Park! This condo is perfectly situated near parks, markets, shopping, dining, and public transportation offering an unbeatable downtown lifestyle! Inside you will be greeted by an abundance of large windows that provide unobstructed views of the surrounding tree lined streets. The open-concept kitchen is outfitted with sleek stainless steel appliances, walk-up bar, and a spacious dining area accented by modern lighting. Both bedrooms offer great potential, with the primary suite featuring a private 4-piece ensuite. Additional highlights include another 3 PC Bath, in-suite laundry with a contemporary stackable washer and dryer, large closets, a private patio for relaxing & even an oversized parking stall! Set in a quiet, well-maintained building, this condo is ideal for professionals, first-time buyers, or investors seeking a low-maintenance urban lifestyle. Donâ€™t miss it!

Built in 2003

### Essential Information

MLS® # E4434862

Price \$198,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,147
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	303 11408 108 Avenue
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4R5

### **Amenities**

Amenities	No Smoking Home, Patio, Security Door, See Remarks
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Water
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Queen Mary Park School
Middle	John A McDougall
High	Victoria School of Arts

### Additional Information

Date Listed	May 7th, 2025
Days on Market	41
Zoning	Zone 08
Condo Fee	\$699

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