

## \$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, cafÃ©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 | 28             |
| Zoning         | Zone 08        |
| Condo Fee      | \$646          |

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Listing information last updated on June 16th, 2025 at 10:47pm MDT