

## \$399,900 - 10827 111 Street, Edmonton

MLS® #E4446689

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,531 sqft

Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

Investor alert . Potential CMHC MLI program. priced for opportunity! on a 50x150 ft RM-H16 zoned lot near MacEwan and downtown, featuring a solid 3-bedroom home with ensuite master, modern upgrades, and heated RV garage, with high-density potential for a 4-plex or low rise apartment redevelopment. Property SOLD as is.

Built in 1946

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4446689               |
| Price          | \$399,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,531                  |
| Acres          | 0.00                   |
| Year Built     | 1946                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Level Split          |
| Status         | Active                 |

### Community Information

|         |                  |
|---------|------------------|
| Address | 10827 111 Street |
| Area    | Edmonton         |



|             |                 |
|-------------|-----------------|
| Subdivision | Queen Mary Park |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 3G5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, See Remarks      |
| Parking   | Double Garage Detached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None, See Remarks         |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 17             |
| 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 July 26th, 2025 at 4:17am MDT