

## \$179,900 - 304 11107 108 Avenue, Edmonton

MLS® #E4450219

**\$179,900**

1 Bedroom, 1.00 Bathroom, 696 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to MacEwan Lofts in Queen Mary Park! This west-facing 1 bed, 1 bath 3rd floor condo offers nearly 700 sq ft of bright, open living space. Perfect for students, first-time buyers or investors, it features in-suite laundry, an outdoor energized parking stall, and is in a secure building. The spacious bedroom fits a king bed, multiple dressers, and boasts a large walk-in closet with built-in organizers. Enjoy a modern kitchen with a breakfast bar, flat-top steel stove, and dishwasher. Pet-friendly building with board approval. Prime location—just steps to MacEwan University, Rogers Place, Brewery District, Royal Alex Hospital, top restaurants, shopping and more. Live, study, or invest in one of Edmonton's most walkable and vibrant communities!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450219  |
| Price          | \$179,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 696       |
| Acres          | 0.00      |
| Year Built     | 2006      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 304 11107 108 Avenue |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 4J3              |

### Amenities

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, Parking-Plug-Ins, Parking-Visitor, Security Door, Storage-Locker Room, See Remarks |
| Parking   | Stall                                                                                                                      |

### Interior

|              |                                                                                                                                    |
|--------------|------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, TV Wall Mount |
| Heating      | Baseboard, Hot Water, Natural Gas                                                                                                  |
| # of Stories | 4                                                                                                                                  |
| Stories      | 1                                                                                                                                  |
| Has Basement | Yes                                                                                                                                |
| Basement     | None, No Basement                                                                                                                  |

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 31              |
| Zoning         | Zone 08         |

Condo Fee                \$457

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