

## \$199,999 - 302 11308 108 Avenue, Edmonton

MLS® #E4438021

**\$199,999**

3 Bedroom, 1.00 Bathroom, 935 sqft  
Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to this immaculate, move-in ready three-bedroom condo a true gem in one of Edmonton's most desirable central locations. This updated property is just minutes from Downtown, NAIT, MacEwan University, and within walking distance to grocery stores, restaurants, and Manchester Sq. Inside, you'll find a spacious and functional layout, starting with a large living room that offers endless possibilities for arranging your furniture. The south-facing patio doors lead to a private balcony, filling the room with beautiful natural light filtered through mature trees outside. The efficient kitchen features plenty of counter space, ideal for meal prep and everyday living. The large primary bedroom easily accommodates a king-size bed, while the two additional bedrooms provide flexible options use them both as bedrooms, create a home office, or set up a guest room for visiting friends and family. Whether you're a first-time buyer, student, or investor, this condo delivers unbeatable value in a prime location.

Built in 1979

### Essential Information

MLS® #	E4438021
Price	\$199,999



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	935
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	302 11308 108 Avenue
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1B6

### Amenities

Amenities	Intercom, See Remarks
Parking	Parking Pad Cement/Paved

### Interior

Appliances	Refrigerator, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	EPDM Membrane
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	10
Zoning	Zone 08
Condo Fee	\$559

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 June 1st, 2025 at 1:32pm MDT