

## \$185,900 - 304 11107 108 Avenue, Edmonton

MLS® #E4450219

### \$185,900

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	\$185,900
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	2
Zoning	Zone 08

Condo Fee                \$457

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