

Courtesy Of Tyler J Ellis Of Real Broker

# \$479,900 - 205 11633 105 Avenue, Edmonton

MLS® #E4423514

## \$479,900

2 Bedroom, 2.00 Bathroom, 1,364 sqft  
Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

This UNIQUE loft style condo allows you to enjoy downtown living with the convenience of shopping, commute, restaurants & more well within walking distance! Sitting at over 1,300 sq ft, this 2-bedroom beauty truly embodies what downtown living is all about with its modern & New York style interior design. The most appealing feature of this unit is its unrivalled outdoor living space which sits at over 2,400 sq ft, unheard of for downtown Edmonton! Not only is it spacious, there are TWO patios! The patio's are surrounded by greenery and are perfect for those who love to entertain on warm summer nights. You'll love making dinner in the beautifully renovated kitchen with stainless steel appliances, granite countertops & spacious island with plenty of seating. All while cracking open a chilled bottle of your favourite wine from the wine fridge. The unit also comes with a storage unit in a closed room in the parkade. What more can you ask for? Unparalleled for those who value quality, convenience & style.

Built in 1952

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4423514  |
| Price    | \$479,900 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,364                  |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 205 11633 105 Avenue |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0L9              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Secured Parking, Storage-Locker Room |
| Parking Spaces | 1   |
| Parking        | Parkade   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dryer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas   |
| # of Stories      | 3   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Concrete, Fiber Cement                                    |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, Schools, |

|              |                              |
|--------------|------------------------------|
|              | Shopping Nearby, View City   |
| Roof         | Tar & Gravel                 |
| Construction | Wood, Concrete, Fiber Cement |
| Foundation   | Concrete Perimeter           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 1st, 2025 |
| Days on Market | 12              |
| Zoning         | Zone 08         |
| Condo Fee      | \$513           |

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Listing information last updated on March 12th, 2025 at 11:17pm MDT