

## \$199,999 - 107 11933 106 Avenue, Edmonton

MLS® #E4457037

**\$199,999**

2 Bedroom, 1.00 Bathroom, 911 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Stylish Ground-Floor Condo in Prime Location! Located within walking distance to the Brewery District, Manchester Square, downtown, and scenic walking trails, this secure and modern 2-bedroom unit is perfect for investors or first-time home buyers. Enjoy an open-concept layout with a spacious kitchen, dining, and living area filled with natural light from large windows. Features include in-suite laundry, a good-sized balcony with a gas line, and underground parking. Close to all amenities—urban living at its best!

Built in 2004

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4457037               |
| Price          | \$199,999              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 911                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                      |
|-------------|----------------------|
| Address     | 107 11933 106 Avenue |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0S2              |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Patio, Secured Parking, Security Door |
| Parking Spaces | 1                                     |
| Parking        | Heated, Parkade, Underground          |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                          |
| # of Stories | 4                                                                                                  |
| Stories      | 4                                                                                                  |
| Has Basement | Yes                                                                                                |
| Basement     | None, No Basement                                                                                  |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Flat                                            |
| Construction      | Wood, Stucco                                    |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 08              |
| Condo Fee      | \$419                |

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Listing information last updated on September 14th, 2025 at 9:31am MDT