

## \$129,900 - 101 11408 108 Avenue, Edmonton

MLS® #E4446203

**\$129,900**

1 Bedroom, 1.00 Bathroom, 769 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to River City One and this fabulous one bedroom ground floor end unit condo in this 18+ complex PET FRIENDLY including LARGE DOGS. This bright spacious open concept condo is perfect for entertaining from the open kitchen with eating bar to the large dining and living room. The generous bedroom is the perfect oasis after a long day with double closets for plenty of storage and a 4pc ensuite bathroom. The condo features laminate and tile floors, in-suite laundry, storage, large closets, covered parking stall and so much more. Close to the Brewery District, downtown, Grant MacEwan, NAIT, shopping, transit and so much more. Some pictures are virtually staged.

Built in 2003

### Essential Information

MLS® #	E4446203
Price	\$129,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	769
Acres	0.00
Year Built	2003
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	101 11408 108 Avenue
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4R5

### Amenities

Amenities	Intercom, Patio, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	In Floor Heat System, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco, Vinyl
Exterior Features	Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 6th, 2025
Days on Market	10

Zoning	Zone 08
Condo Fee	\$471

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