

## \$95,000 - 301 11308 108 Avenue, Edmonton

MLS® #E4450911

**\$95,000**

1 Bedroom, 1.00 Bathroom, 661 sqft  
Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

This bright and affordable condo is a wonderful entry into Edmonton's market—a perfect fit for first-time buyers, university students, or savvy investors. Situated on a peaceful, treelined street, the unit boasts a beautiful, south-facing balcony —ideal for morning coffee or evening wind-downs. Enjoy a clean layout featuring ample storage space, generous closets, and an assigned parking stall. This unit is part of a well-managed building with low condo fees that include heat, water, and sewer, helping make monthly budgeting simple and predictable. Located close to MacEwan University, NAIT, the vibrant Brewery District, Kingsway Mall, and public transit, and just 2.5 km from the Ice District, this home is ideal for students, investors or young professionals. This move-in ready condo offers both comfort and convenience in a community undergoing revitalization and growing in popularity.

Built in 1979

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4450911 |
| Price      | \$95,000 |
| Bedrooms   | 1        |
| Bathrooms  | 1.00     |
| Full Baths | 1        |



|                |                        |
|----------------|------------------------|
| Square Footage | 661                    |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 301 11308 108 Avenue |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 1B6              |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

|              |                                                                   |
|--------------|-------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas                                            |
| # of Stories | 3                                                                 |
| Stories      | 1                                                                 |
| Has Basement | Yes                                                               |
| Basement     | None, No Basement                                                 |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Stucco                                |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                               |
| Construction      | Wood, Stucco                                |
| Foundation        | Slab                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 48              |

|           |         |
|-----------|---------|
| Zoning    | Zone 08 |
| Condo Fee | \$398   |

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Listing information last updated on September 17th, 2025 at 3:47pm MDT