

\$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	28

Zoning	Zone 08
Condo Fee	\$398

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 28th, 2025 at 3:32pm MDT