

## \$349,000 - 11623 105 Avenue, Edmonton

MLS® #E4450912

**\$349,000**

1 Bedroom, 1.50 Bathroom, 1,061 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

This stylish second-floor loft offers a private entrance and a unique blend of industrial design and modern comfort. After entry, stairs lead to the open-concept living space with 11'™ ceilings, exposed rafters, ductwork, faux brick walls, and wide plank vinyl flooring. Oversized windows and a neutral palette create a warm, inviting feel. The kitchen features concrete countertops, an undermount sink, shaker-style and frosted glass cabinetry, and a large island with seating. The primary suite includes pocket doors and a sleek ensuite. A 31'™ balcony runs the full length of the unit, perfect for relaxing or entertaining. Additional highlights include a powder room roughed in for a second full bath, titled indoor parking, and a quiet daytime-only business below. Most of this unit is below a rooftop deck, offering added peace and privacy. Located steps from Unity Square, 124th Street, trails, River Valley, future LRT, Grant MacEwan, and Rogers Place.

Built in 1952

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450912  |
| Price     | \$349,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,061             |
| Acres          | 0.00              |
| Year Built     | 1952              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Loft              |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11623 105 Avenue |
| Area        | Edmonton         |
| Subdivision | Queen Mary Park  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 0L9          |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Air Conditioner, Deck, Hot Water Electric |
| Parking   | Parkade                                   |

### Interior

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior Features | ensuite bathroom                             |
| Appliances        | Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                    |
| # of Stories      | 3                                            |
| Stories           | 1                                            |
| Has Basement      | Yes                                          |
| Basement          | None, No Basement                            |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Brick, Concrete                           |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | EPDM Membrane                                   |
| Construction      | Wood, Brick, Concrete                           |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 86               |
| Zoning         | Zone 08          |
| Condo Fee      | \$396            |

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 October 26th, 2025 at 6:32am MDT