

## \$759,900 - 11306 109a Avenue, Edmonton

MLS® #E4431046

**\$759,900**

6 Bedroom, 3.00 Bathroom, 2,112 sqft

Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

**INVESTOR ALERT:** Look at this amazing opportunity. This property offers three fully rented and renovated units close to 3 colleges in the heart of Queen Mary Park area generating \$4,000 rent per month. Total 6 Bedrooms, 3 Full Washrooms, 3 Kitchens, 3 Living Areas, and much more. Each unit has 2 bedrooms, Full Washroom, Kitchen, and Living Room. Renovated in and out with over \$100,000 worth of work including Flooring, Paint, Kitchens, Washrooms, Appliances, Stucco, Landscaping, Concrete, Windows, and more. Come check it out and see the opportunity.

Built in 1951

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4431046      |
| Price          | \$759,900     |
| Bedrooms       | 6             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 2,112         |
| Acres          | 0.00          |
| Year Built     | 1951          |
| Type           | Single Family |
| Sub-Type       | Tri-Plex      |
| Style          | 2 Storey      |



Status                      Active

**Community Information**

Address                      11306 109a Avenue  
Area                            Edmonton  
Subdivision                Queen Mary Park  
City                            Edmonton  
County                        ALBERTA  
Province                    AB  
Postal Code                T5H 1G8

**Amenities**

Amenities                    On Street Parking, Carbon Monoxide Detectors, Deck  
Parking                      Parking Pad Cement/Paved, Rear Drive Access

**Interior**

Interior Features        ensuite bathroom  
Appliances                Dryer, Refrigerator, Stove-Electric, Washer  
Heating                    Forced Air-2, Natural Gas  
Stories                      3  
Has Basement            Yes  
Basement                 Full, Finished

**Exterior**

Exterior                    Wood, Stucco  
Exterior Features        Landscaped, Playground Nearby, Public Transportation, Schools,  
Partially Fenced  
Roof                         Asphalt Shingles  
Construction            Wood, Stucco  
Foundation               Concrete Perimeter

**Additional Information**

Date Listed                April 16th, 2025  
Days on Market         5  
Zoning                      Zone 08

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