

## \$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        109  
Zoning                       Zone 08

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