

## \$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 4  
Zoning Zone 08

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Listing information last updated on April 20th, 2025 at 12:47pm MDT