# \$699,900 - 11306 109a Avenue, Edmonton

MLS® #E4431046

#### \$699,900

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.



#### **Essential Information**

MLS® # E4431046 Price \$699,900

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 183

Zoning Zone 08

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 16th, 2025 at 3:17am MDT