

## \$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
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## 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	103
Zoning	Zone 08

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Listing information last updated on July 28th, 2025 at 2:17pm MDT