

## \$445,000 - 11010 106 Avenue, Edmonton

MLS® #E4442007

**\$445,000**

3 Bedroom, 2.00 Bathroom, 1,279 sqft

Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

Rare Opportunity just minutes to the New Brewery District, Ice District and Edmonton's growing Core. The best of both worlds in this charming, updated 2 storey Victorian home. Most of the windows are updated as well as New shingles & siding in the past year. New furnace and hot water tank. Potential is endless with business and zoning opportunities this home is in ideal location with walking distance to MacEwan University, LRT and transit. This would make a great investment property and the opportunities are endless with this location. The home is in great condition and has had all the major exterior and mechanical components replaced recently. A lovely family home or great rental.

Built in 1949

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4442007      |
| Price          | \$445,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,279         |
| Acres          | 0.00          |
| Year Built     | 1949          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11010 106 Avenue |
| Area        | Edmonton         |
| Subdivision | Queen Mary Park  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 0R3          |

### Amenities

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Hot Water Natural Gas, Parking-Extra, See Remarks |
| Parking   | No Garage   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                     |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished                                      |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Fenced, Flat Site, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 08         |

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