

## \$129,900 - 101 11408 108 Avenue, Edmonton

MLS® #E4446203

**\$129,900**

1 Bedroom, 1.00 Bathroom, 769 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to River City One and this fabulous one bedroom ground floor end unit condo in this 18+ complex PET FRIENDLY including LARGE DOGS. This bright spacious open concept condo is perfect for entertaining from the open kitchen with eating bar to the large dining and living room. The generous bedroom is the perfect oasis after a long day with double closets for plenty of storage and a 4pc ensuite bathroom. The condo features laminate and tile floors, in-suite laundry, storage, large closets, covered parking stall and so much more. Close to the Brewery District, downtown, Grant MacEwan, NAIT, shopping, transit and so much more. Some pictures are virtually staged.

Built in 2003

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4446203          |
| Price          | \$129,900         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 769               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 101 11408 108 Avenue |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 4R5              |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Intercom, Patio, Security Door, Storage-In-Suite |
| Parking Spaces | 1                                                |
| Parking        | Stall                                            |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | In Floor Heat System, Natural Gas                                                       |
| # of Stories      | 4                                                                                       |
| Stories           | 4                                                                                       |
| Has Basement      | Yes                                                                                     |
| Basement          | None, No Basement                                                                       |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Vinyl                                                           |
| Exterior Features | Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Brick, Stucco, Vinyl                                                           |
| Foundation        | Concrete Perimeter                                                                   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 61             |

|           |         |
|-----------|---------|
| Zoning    | Zone 08 |
| Condo Fee | \$482   |

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Listing information last updated on September 4th, 2025 at 10:32pm MDT