

## \$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	4
Zoning	Zone 08

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