



Edmonton 08 Queen Mary Park **LP: \$174,900**
#302 11408 108 AV NW **SP:** **ACTIVE** M

List ID #: E4270568 **Type:** Lowrise Apartment
DOM: 0 **Style:** Single Level Apartment
Rms Abv Gd: 6 **Year Blt:** 2003
Bedrms: **Above:** 2 **Ttl:** 2 **Basement:** None
Baths: 2 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 1,119.99 **Total Flr (M):** 104.05

Absolutely UNIQUE! You'll love this one-of-a-kind property, located up in the treetops - a corner unit with windows galore on two sides! This well-managed building features bay windows with loads of natural light & a nice big balcony. It offers 1120 sq ft, 2 bedrooms, 2 baths, in-suite laundry & more. Step inside & you'll see pride of ownership - well-maintained by the original owner - never rented. The foyer features an entry closet with mirrored doors & leads into the large, bright living & dining space - perfect for get-togethers. The kitchen is well-appointed with lots of cupboards & there are patio doors to the big balcony which offers complete privacy when the trees are leafed out. The primary bedroom is a good size and has a walk-through closet with mirrored doors and a lovely 4 pce ensuite. The main bath is pretty with a glass shower & the second bedroom is perfect for a home office - within walking distance of Rogers, Grant MacEwan & downtown. Fees include heat & water - pet friendly bldg.

Directions:

Virtual Tour: <https://vimeo.com/649649418>

Brochure: <http://www.302-11408-108ave.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	immediate	Level	Mtr2	SqFt
Full Baths:	0	0	1	0	0	0	Occupancy:	Seller	Main:	104.05	1,119.99
Ensuite		0	0	1	0	0			Upper:		
Addl Rms:	0	Finished Lvl:		4			Garage Dim:		AbGd:		
Fpl:		Fpl Fuel:					Elem Schl:		Lowr:		
Fpl Type:							Jr High Schl:		BIGd:		
Parking:	Stall						High Schl:		Total A.G.	104.05	1,119.99

Living Rm:	6.80x3.03	M	Master Bdrm:	3.43x3.32	M
Dining Rm:	3.77x3.60	M	Bedrm 2:	3.48x2.87	M
Kitchen:	2.68x2.64	M	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:			Laundry Room	1.99x1.35	M
Bonus Rm					

Flooring: Carpet, Linoleum **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Baseboard
Roof: Asphalt Shingles **Heat Fuel:**
Exterior: Vinyl **Remodel:**
Site Infl: Public Transportation, Schools, Shopping Nearby **Amen/Features:** Laundry-In-Suite, No Smoking Home

Goods Incl: Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings **Restrict:** None Known

Warranty: **Goods Excl:**
Front Expos: South **Condo/HOA:** **Condo:** \$545.38 **HOA:**
Prop Class: Condo Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Water/Sewer
Condo Name: River City One
Prk Encl/TTL: / /

Lot Sq (M):	97.16	Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	
Conform:		Front Expos:	South
Taxes:	\$2,028.10 Tax Yr: 2021	Local Improv:	/Yr: