

\$349,000 - 11623 105 Avenue, Edmonton

MLS® #E4450912

\$349,000

1 Bedroom, 1.50 Bathroom, 1,061 sqft
Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

This stylish second-floor loft offers a private entrance and a unique blend of industrial design and modern comfort. After entry, stairs lead to the open-concept living space with 11'™ ceilings, exposed rafters, ductwork, faux brick walls, and wide plank vinyl flooring. Oversized windows and a neutral palette create a warm, inviting feel. The kitchen features concrete countertops, an undermount sink, shaker-style and frosted glass cabinetry, and a large island with seating. The primary suite includes pocket doors and a sleek ensuite. A 31'™ balcony runs the full length of the unit, perfect for relaxing or entertaining. Additional highlights include a powder room roughed in for a second full bath, titled indoor parking, and a quiet daytime-only business below. Most of this unit is below a rooftop deck, offering added peace and privacy. Located steps from Unity Square, 124th Street, trails, River Valley, future LRT, Grant MacEwan, and Rogers Place.

Built in 1952

Essential Information

MLS® #	E4450912
Price	\$349,000
Bedrooms	1
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,061
Acres	0.00
Year Built	1952
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Loft
Status	Active

Community Information

Address	11623 105 Avenue
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0L9

Amenities

Amenities	Air Conditioner, Deck, Hot Water Electric
Parking	Parkade

Interior

Interior Features	ensuite bathroom
Appliances	Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Concrete
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Brick, Concrete
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 1st, 2025
Days on Market	75
Zoning	Zone 08
Condo Fee	\$396

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