

# \$420,000 - 11611 111 Avenue, Edmonton

MLS® #E4432008

**\$420,000**

3 Bedroom, 1.00 Bathroom, 1,392 sqft  
Single Family on 0.00 Acres

Queen Mary Park, Edmonton, AB

Queen Mary Park is a hidden gem in the heart of Edmonton. The vibrant neighbourhood features shopping, restaurants, parks, playgrounds & amenities all within walking distance. This 1951 semi-bungalow is a classic home with 1392sqft of living space – 3 bedrooms, 1-bathroom, single detached garage – all located on a 7282sqft lot. Step inside this beautiful home & you will fall in love with the bright & open feeling. From the living to the dining room to the kitchen the flow from each to the other connects this home perfectly. A bedroom, 4-piece bath completes the main level. Upstairs you will enjoy the architectural features of the ceilings & 2 spacious bedrooms. Outside – the fully landscaped & fenced yard provides the perfect space to relax in the south facing yard. This home has been loved throughout the years with so many upgrades!

Built in 1951

## Essential Information

MLS® #	E4432008
Price	\$420,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,392



Acres	0.00
Year Built	1951
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	11611 111 Avenue
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 0E2

### Amenities

Amenities	Deck, Detectors Smoke
Parking Spaces	2
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Paved Lane, Public Transportation, Schools, Shopping Nearby, Treed Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	John A Mcdougall School
Middle	Spruce Avenue School

High Victoria School

### **Additional Information**

Date Listed April 22nd, 2025

Days on Market 9

Zoning Zone 08

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