

# \$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 11

Zoning Zone 08

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 10:32pm MDT