

## \$375,000 - 11319 110 Avenue, Edmonton

MLS® #E4431260

**\$375,000**

2 Bedroom, 2.00 Bathroom, 940 sqft

Single Family on 0.00 Acres

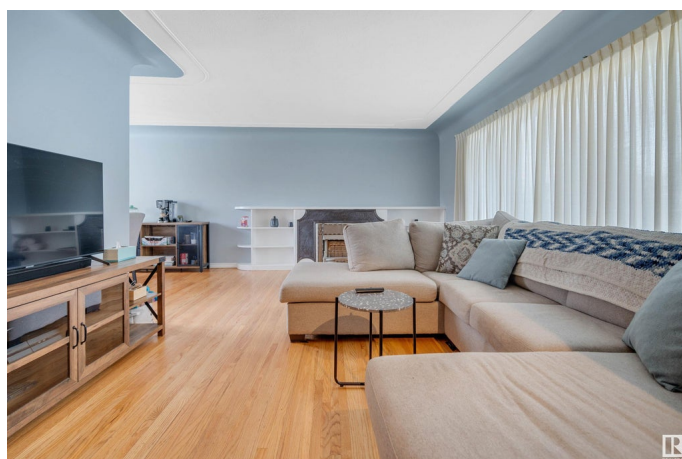
Queen Mary Park, Edmonton, AB

CLASSIC STYLE in Queen Mary Park!  
TRANQUIL TONES and VIBRANT  
HARDWOOD outline the COVED CEILINGS  
through the Living Room, past the ACCENT  
FIREPLACE, seamlessly flowing into the  
FORMAL DINING SPACE with CHANDELIER.  
The BRIGHT VINTAGE kitchen overlooks an  
EXPANSIVE YARD with FRUIT TREES,  
GREENHOUSE, and SINGLE-CAR GARAGE.  
An ENORMOUS 55x144 space encompasses  
this CHARMING 2-bedroom, 2-bathroom  
BUNGALOW. The BACK ENTRANCE to the  
basement uncovers the beginnings of a 2nd  
KITCHEN and more BEDROOMS. Near a  
DAYCARE and PARK; 5 minute drive to ICE  
DISTRICT and NAIT; 15 minute walk to  
GRANT MACEWAN and tons of SHOPPING.  
Welcome to the QUIET LIFE in the HEART of  
EDMONTON!

Built in 1950

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431260  |
| Price          | \$375,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 940       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1950                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 11319 110 Avenue |
| Area        | Edmonton         |
| Subdivision | Queen Mary Park  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5H 1J2          |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Off Street Parking, Greenhouse |
| Parking   | Single Garage Detached         |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dryer, Freezer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 08          |

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Listing information last updated on April 20th, 2025 at 10:47am MDT