# \$319,000 - 204 11633 105 Avenue, Edmonton

MLS® #E4446265

### \$319,000

1 Bedroom, 2.00 Bathroom, 1,385 sqft Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to M-Trac Lofts, where history meets luxury downtown living!! This one of a kind building is conveniently situated in Queen Mary Park where all the perks of the city are right outside your door!! Just steps away from the upscale BREWERY DISTRICT and walking distance to the ICE DISTRICT along with our gorgeous RIVER VALLEY, you'll be surrounded with everything you desire!!! This very spacious, 1BED + DEN, PET/CHILD FRIENDLY, SOHO inspired unit, boasts roughly 1400sqft w/ CENTRAL A/C, a gorgeous FIREPLACE, ENSUITE BATH w/ an impressive JAPANESE SOAKER TUB, HIS & HERS SINKS & CUSTOM WALK IN CLOSET, a PRIVATE BALCONY, SECURED AND **HEATED PARKING & STORAGE, CUSTOM** CABINETS, VAULTED CEILINGS, QUARTZ COUNTER TOPS, BIRCH HARDWOOD, a modern WINE COOLER for those cozy nights in and the list goes on!! This chic and elevated living space is also ZONED FOR COMMERCIAL USE for those looking for live-work units! If location, style and convenience is what you are looking for, M-Trac Lofts has you covered!!







Built in 1952

#### **Essential Information**

MLS®#

E4446265

Price \$319,000

Bedrooms

1

Bathrooms

2.00

Full Baths

2

Square Footage

1,385

Acres

0.00

Year Built

1952

Type

Condo / Townhouse

Sub-Type

**Lowrise Apartment** 

Style

Loft

Status

Active

## **Community Information**

Address 204 11633 105 Avenue

Area

Subdivision Queen Mary Park

County

Edmonton

Edmonton

County

ALBERTA

**Province** 

AB

Postal Code

T5H 0L9

#### **Amenities**

Amenities Air Conditioner, Deck, Patio, Security Door, Storage-In-Suite

Parking

Parkade

#### Interior

Interior Features ensuite bathroom

**Appliances** 

Air Conditioning-Central, Compactor, Dishwasher-Built-In, Dryer, Garage

Opener, Refrigerator, Stove-Electric, Washer, Window Coverings

Heating

Forced Air-1, Natural Gas

# of Stories

3

Stories

1 Yes

Basement

Has Basement

None, No Basement

#### **Exterior**

Exterior

Wood, Stucco

Exterior Features

Fenced, Schools, Shopping Nearby

Roof

**Asphalt Shingles** 

Construction Wood, Stucco

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 7th, 2025

Days on Market 115

Zoning Zone 08

Condo Fee \$516

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