

Courtesy Of Kaylee Morphy Of MaxWell Progressive

## **\$339,000 - 204 11633 105 Avenue, Edmonton**

MLS® #E4446265

**\$339,000**

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	\$339,000
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	Edmonton
Subdivision	Queen Mary Park
City	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
Has Basement	Yes
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	6
Zoning	Zone 08
Condo Fee	\$516

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Listing information last updated on July 13th, 2025 at 6:02pm MDT