

Courtesy of Val Toffoli of MaxWell Polaris

\$324,980 - 11315 108 Avenue Nw, Edmonton

MLS® #E4131517

\$324,980

3 Bedroom, 2.00 Bathroom, 1,368 sqft
Single Family on 0 Acres

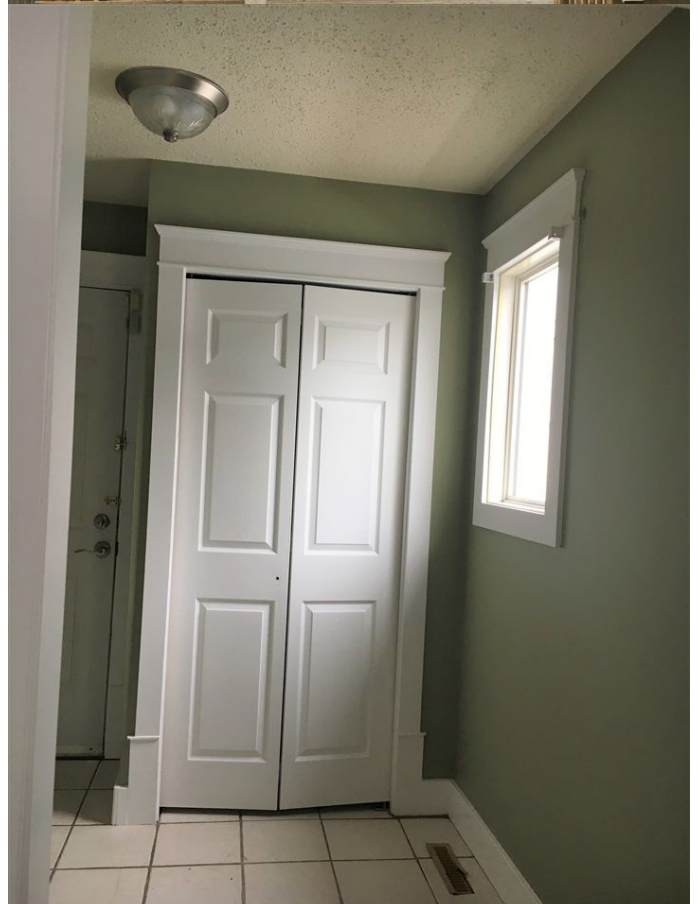
Queen Mary Park, Edmonton, AB

Welcome to this charming 1916 character home which had significant upgrading to major, costly improvements from 2000 to 2008 including siding, roof, cabinets, appliances, Furnace, Doors, wiring, plumbing, new deck & double detached garage, etc. City shows effective age as 1973. 1366.17 sq.ft. to be confirmed with Professional RMS Report. The property has been rented and does require some cosmetic upgrading such as flooring, paint, minor repairs, etc.. Ornamental Fireplace. RF 3 Zoning on this 362.52 sq. .M. lot. Walking Distance to Downtown & all of the "Wow" Amenities of 104th Ave. Seller open to reasonable offers and perhaps crediting the Buyer for upgrades. Vacant therefore Immediate possession is available. Don't miss out on this exciting opportunity! Professional RMS Measurements. Seller will offer Gift Card of \$5,000.00 for upgrading.

Built in 1916

Essential Information

MLS® #	E4131517
Price	\$324,980
Bedrooms	3
Bedrooms Above Grade	2
Bathrooms	2.00
Full Baths	1



Half Baths	1
Has Ensuite	N
Square Footage	1,368
Acres	0.09
Year Built	1916
Property Type	Single Family
Building Type	Residential Detached Single Family
Style	2 Storey

Community Information

Address	11315 108 Avenue Nw
Area	Edmonton
Community	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5N9

Amenities

Features	Deck, Detectors Smoke, Porch, Vinyl Windows, Wood Windows, See Remarks
Parking Spaces	2
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Parking	Double Garage Detached
# Garage Parking Spaces	2
Garages	6.7 m x 6.1 m

Interior

Flooring	Ceramic Tile, Hardwood, Wall to Wall Carpet
Goods Included	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds
Heating	Forced Air-1
Has Basement	Yes
Basement	Full, Partly Finished
Fireplace	Yes
Fireplaces	See Remarks, See Remarks
# of Stories	3

Exterior

Exterior	Vinyl, Wood
Lot Description	39.6 m x 9.1 m
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

School Information

Elementary	St Catherines, McDougall
Middle	St Catherines (K-9)
High	Victoria; St Joseph

Additional Information

Zoning	RF3
Lot Dimensions	39.6 m x 9.1 m
Lot Shape	Rectangular
Front Exposure	North
Front Metres	9.100

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.
Listing information last updated on May 27th, 2019 at 6:16am CDT