

## **\$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        | 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 | 104            |
| Zoning         | Zone 08        |
| Condo Fee      | \$516          |

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Listing information last updated on October 19th, 2025 at 1:02am MDT