

## \$399,000 - 11624 110a Avenue, Edmonton

MLS® #E4446434

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,322 sqft

Single Family on 0.00 Acres

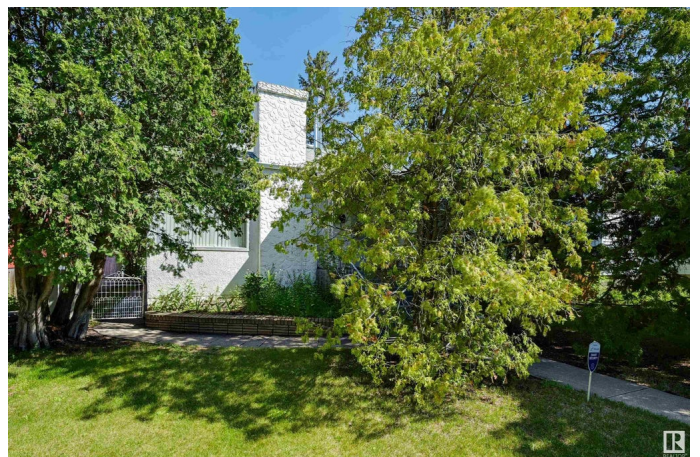
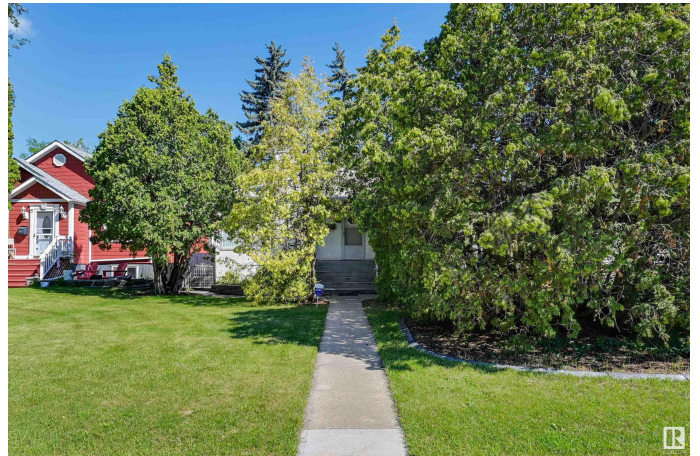
Queen Mary Park, Edmonton, AB

Charming and Unique Home in Queen Mary Park! Welcome to this one-of-a-kind gem nestled in the heart of Queen Mary Park. Full of character and charm, this beautifully maintained home features an open-concept layout that seamlessly connects the kitchen, dining area, and family room—ideal for both entertaining and everyday living. You will love the custom stone detailing around the cozy fireplace, adding a touch of rustic elegance to the main floor. The main level offers two comfortable bedrooms, while the fully finished basement includes a third bedroom and a second kitchen—perfect for extended family, guests, or potential suite potential. With its distinctive style, warm ambiance, and prime location close to schools, parks, shopping, and transit, this home truly has it all. Don't miss your chance to own a truly unique property in one of Edmonton's most established neighborhoods!

Built in 1951

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446434  |
| Price      | \$399,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,322                  |
| Acres          | 0.00                   |
| Year Built     | 1951                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 11624 110a Avenue |
| Area        | Edmonton          |
| Subdivision | Queen Mary Park   |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T5H 1K6           |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | Bar, Closet Organizers, Deck, Security Window Bars, Wet Bar |
| Parking   | Single Garage Detached                                      |

### Interior

|              |                                                                                                            |
|--------------|------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Washer, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                                                                                  |
| Fireplace    | Yes                                                                                                        |
| Fireplaces   | Brick Facing                                                                                               |
| Stories      | 2                                                                                                          |
| Has Basement | Yes                                                                                                        |
| Basement     | Full, Finished                                                                                             |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                               |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Paved Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Stucco                                                                                               |
| Foundation        | Concrete Perimeter                                                                                         |

### Additional Information

Date Listed July 8th, 2025

Days on Market 37

Zoning Zone 08

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Listing information last updated on August 14th, 2025 at 9:31am MDT