



# 11104 109 Avenue 304 Edmonton AB

\$199,500

RARE CORNER UNIT, with its own ATTACHED HEATED SINGLE GARAGE! CENTRAL LOCATION - just minutes from Downtown, NAIT, MacEwan, LRT/transit, Royal Alex Hospital and Downtown Entertainment District! BRIGHT WEST and NORTH FACING unit, backing onto Queen Mary Park! Smart open-concept layout that seamlessly connects the kitchen, dining, and living areas - perfect for entertaining or relaxing. In the Kitchen you'll find plenty of storage and countertop space w/ extra storage in the tall pantry plus a convenient eat-up bar. The Living Room flows out to a large, private balcony with lovely views. The Primary Bedroom is huge, with dual closets and 4-pc Ensuite. The second Bedroom is also spacious and has a 3-pc Bath w/ large shower next to it. IN-SUITE LAUNDRY ROOM/STORAGE ROOM completes this amazing condo! Titled parking is included, party room, extra storage available downstairs. Don't miss out on this terrific unit in an incredibly convenient location - perfect for students and professionals! A True Must See!

Listing Presented By:



Originally Listed by:  
2% Realty Pro

[lisa.makelki@2percentrealty.ca](mailto:lisa.makelki@2percentrealty.ca)  
<http://www.LisaMakelki.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)