



## 11314 109A Avenue Edmonton AB

\$304,999

In the heart of Queen Mary Park is a 2 story 1/2 duplex! Features include; newer laminate floors, mocha kitchen cabinets, built-in microwave, formal dining rm., coved ceilings, second floor has 3 bedrooms, full bath & lots of storage. The fully finished basement has a bedroom, full bath, living rm., & kitchenette! Situated on a quiet residential street, just steps to school, playground & shopping. Perfect property for investors & or 1st. time buyers needing helpers with mortgage payments. An excellent assumable mortgage at 1.75% till Feb. 15, 2026!

Listing Presented By:



Originally Listed by:  
Homes & Gardens Real Estate  
Limited

bryonrentz@gmail.com  
<http://www.bryonrentz.com>

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304 Windermere Road, Edmonton,  
AB, T6W 2Z8

Phone: 780-406-4000  
Fax:  
[jmattie@telusplanet.net](mailto:jmattie@telusplanet.net)