



11124 110a Avenue  
Edmonton, Alberta

MLS # A2298157



**\$569,000**

<b>Division:</b>	Queen Mary Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,811 sq.ft.	<b>Age:</b>	1951 (75 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	08
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** None.

Fully renovated & expanded Spanish Colonial home sparing no expense upgrading to meet the modern lifestyle! Sitting on a massive 782 sq meter lot, this equally large bungalow with an engineered addition offers over 2,700 total sq feet of living space, 3 beds, & 3.5 gorgeous baths (2 with steam showers). The main floor alone is over 1,800 sq feet, bright & wide open with clean sight lines, laundry, plus h/e wood fireplace. The massive kitchen is a chef's dream complete with wall oven, induction cooktop, & tons of counter space/large island covered with rare Brazilian granite. The list of upgrades is long: A/C, new furnace/hot water tank, bathrooms, weeping tile, sump pump, waterproofing foundation, electrical, plumbing, windows, roof, gas bbq hook up, insulation, hot tub rough in, & exterior Italian old world style stucco. Gorgeous views of Stantec from your front window/deck, Queen Mary Park is the perfect proximity to downtown, LRT stations, K to University schools, the Royal Alex, & Kingsway Mall!