# \$199,000 - 220 10531 117 Street, Edmonton

MLS® #E4430839

## \$199,000

2 Bedroom, 1.00 Bathroom, 937 sqft Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

GREAT CONDITION, Spacious 2 bed 1 bath with 10 FT Ceilings, in-suite laundry, UNDERGROUND Titled Parking stall, and a large deck with a Natural Gas Line! Competitively priced with tons of upgrades: new floors (2021), Washer/Dryer (2019), and Fridge (2023). The best part about this unit is that ALL the properties special assessments have been paid off in full. This condo complex is getting all new siding, and windows, which will increase the condo's long term value making this a great investment. Speaking of appreciation, this complex is located seconds from Grant MacEwan, very close to the Red Brick District Valley Line LRT stop, Loblaws, and Rogers Place!



#### **Essential Information**

MLS® # E4430839

Price \$199,000

Bedrooms 2

Bathrooms 1.00

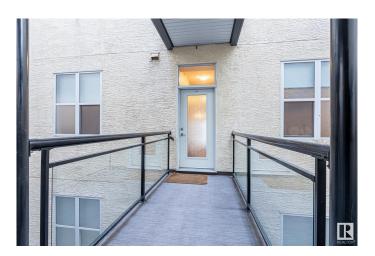
Full Baths 1

Square Footage 937

Acres 0.00

Year Built 2007

Type Condo / Townhouse







Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 220 10531 117 Street

Area Edmonton

Subdivision Queen Mary Park

City Edmonton
County ALBERTA

Province AB

Postal Code T5H 3L7

## **Amenities**

Amenities On Street Parking, Ceiling 10 ft., Deck, Hot Water Natural Gas, No

Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Vinyl

Windows, Natural Gas BBQ Hookup

Parking Spaces 1

Parking Heated, Underground

### Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Stucco

Exterior Features Golf Nearby, Picnic Area, Playground Nearby, Public Transportation,

Schools, View Downtown

Roof Tar & amp; Gravel

Construction Wood, Stone, Stucco
Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 14th, 2025

Days on Market 65

Zoning Zone 08

Condo Fee \$422

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 18th, 2025 at 5:32am MDT