

\$219,000 - 10611 117 Street, Edmonton

MLS® #E4432528

\$219,000

2 Bedroom, 2.00 Bathroom, 865 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

LOCATION! Studio Ed is nestled in the heart of the Community of Queen Mary Park, walking distance to the convenience & enjoyment of all the Brewery District has to offer! This trendy, well-maintained, one-owner, 2 Bed, 2 Bath unit is tucked in the quiet corner of the building's second floor. Step into this tidy, bright, open-concept space, with neutral colour palette, that is complimented by 9 ft ceilings and an abundance of natural light in every room. The Kitchen offers SS appliances, modern cabinetry and fixtures w/ a breakfast bar & generous countertop space. Wonderful placement of the sink that allows for outdoor views. Ideal layout offers a generous Primary Bedrm adorned w/ a large window for tons of sunlight, walk-in closet w/ floor-to-ceiling shelf organizers & 3pc Ensuite. Good-sized, 2nd Bedrm has a large closet and is adjacent to the 4pc Full Bath. This unit presents the luxury of In-Suite Laundry & Storage Room. Titled, underground, heated parking space. Own & enjoy the Downtown Lifestyle!

Built in 2013

Essential Information

MLS® # E4432528

Price \$219,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	865
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	10611 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T0H 0G5

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows
Parking	Heated, Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Fiber Cement, Metal
Exterior Features	Back Lane, Public Transportation, Shopping Nearby
Roof	Roll Roofing

Construction	Wood, Brick, Fiber Cement, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 24th, 2025
Days on Market	53
Zoning	Zone 08
Condo Fee	\$536

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Listing information last updated on June 16th, 2025 at 9:47am MDT