

## \$219,000 - 446 10636 120 Street, Edmonton

MLS® #E4439807

**\$219,000**

2 Bedroom, 2.00 Bathroom, 936 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Best location! RENOVATED! Approx. 1000 sq ft 2 bedroom 2 bathroom top floor unit with a view of the treed courtyard located in the Brewery District close to shopping, restaurants, hospitals, and with all amenities within walking distance. LOTS OF ROOM for king sized beds and full size furniture. Galley kitchen with stainless appliances, in suite laundry and large closets. Impressive and must see. This is the perfect starter home or an incredible investment property!

Built in 1993

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4439807               |
| Price          | \$219,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 936                    |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                      |
|-------------|----------------------|
| Address     | 446 10636 120 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 4L5              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Closet Organizers, Deck, Intercom, No Animal Home, No Smoking Home |
| Parking   | Stall  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood, Stucco                        |
| Exterior Features | Fenced, Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles                    |
| Construction      | Wood, Stucco                        |
| Foundation        | Concrete Perimeter                  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 17             |
| Zoning         | Zone 08        |
| Condo Fee      | \$479          |

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Listing information last updated on June 17th, 2025 at 9:32pm MDT