

## \$207,500 - 403 10611 117 Street, Edmonton

MLS® #E4434265

### \$207,500

1 Bedroom, 1.00 Bathroom, 703 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

TOP FLOOR, WEST facing with a view, 1 BDRM +DEN. Studio Ed gives you Style, Convenience & Affordability! Nestled in desirable Queen Mary Park close to Downtown & right next door to the Brewery District. Giving you quick access to public transit, shopping, parks and so much more! This is the perfect unit to add to your portfolio with the current tenant paying \$1600 or an amazing home for either a 1st time buyer or if you are looking to downsize. This well maintained unit offers 700 sqft with 9' ceiling, open concept, a well laid out kitchen with ample cupboard space, eating bar, SS appliances & pantry, in-suite laundry plus storage & a patio where you can sit and enjoy a quiet evening or your morning coffee or tea plus the bonus of TITLED HEATED underground parking. Studio Ed is a clean, well managed building that offers a fenced in courtyard, security doors, elevator and ample visitor parking.

Built in 2013

### Essential Information

MLS® #	E4434265
Price	\$207,500
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	703
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	403 10611 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0G6

### Amenities

Amenities	Ceiling 9 ft., Parking-Visitor, Patio, Security Door, Storage-In-Suite
Parking	Heated, Parkade, Underground

### Interior

Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
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, Schools, Shopping Nearby
Roof	Roll Roofing
Construction	Wood, Brick, Fiber Cement, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 1st, 2025
Days on Market	10
Zoning	Zone 08
Condo Fee	\$440

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Listing information last updated on May 11th, 2025 at 4:17am MDT