

Courtesy Of Sam Killick and Jakie K Ng Of ARIVL

## \$219,000 - 311 10611 117 Street, Edmonton

MLS® #E4434537

**\$219,000**

2 Bedroom, 2.00 Bathroom, 820 sqft  
Condo / Townhouse on 0.00 Acres

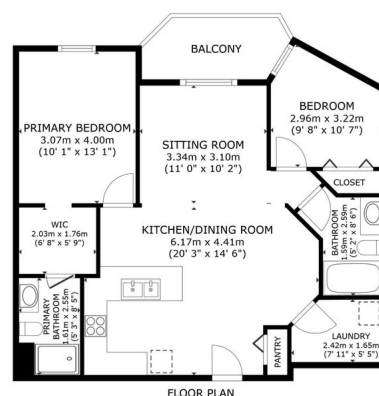
Queen Mary Park, Edmonton, AB

CENTRAL 2 BED 2 BATH CONDO IN EDMONTON WITH UNDERGROUND PARKING & IN-SUITE LAUNDRY IN QUEEN MARY PARK! Welcome to Studio Ed! This pet-friendly, modern condo is just a 12-minute walk from MACEWAN UNIVERSITY and close to UNITY SQUARE and the BREWERY DISTRICT, with great restaurants, convenience stores, and grocers nearby. It's only 10-15 minutes to MANCHESTER SQUARE and the vibrant 124 STREET area, and just a 6-minute bike ride to the beautiful VICTORIA PROMENADE and the expansive RIVER VALLEY TRAIL SYSTEM. Everything you need is minutes from home! This home features a newer stacked front-load washer and dryer and a recently updated kitchen faucet. You'll love the contemporary design with light kitchen cabinets and countertops, sleek stainless steel appliances, and stylish chrome fixtures. It's like having a touch of modern luxury right at home! This is a fantastic investment opportunity, whether you're looking for a personal home, a place for students, or an addition to your real estate portfolio!

Built in 2013

### Essential Information

MLS® #	E4434537
Price	\$219,000



#311 10611 117 STREET  
STUDIO ED  
QUEEN MARY PARK, EDMONTON

GROSS INTERNAL AREA  
FLOOR PLAN: 82.00 m² (882 sq. ft.)  
EXCLUDED AREAS: BALCONY 5.77 m² (62 sq. ft.)  
TOTAL: 87.77 m² (944 sq. ft.)  
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Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	820
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	311 10611 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0G6

### **Amenities**

Amenities	No Smoking Home, Parking-Visitor, Security Door, Storage-In-Suite, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Fiber Cement, Metal
Exterior Features	Low Maintenance Landscape, Paved Lane, Public Transportation,

	Schools, Shopping Nearby
Roof	Roll Roofing
Construction	Wood, Brick, Fiber Cement, Metal
Foundation	Concrete Perimeter

### School Information

Elementary	JOHN A. MCDOUGALL
Middle	SPRUCE AVENUE
High	VICTORIA

### Additional Information

Date Listed	May 5th, 2025
Days on Market	5
Zoning	Zone 08
Condo Fee	\$509

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Listing information last updated on May 10th, 2025 at 12:02pm MDT