\$365,000 - 106 10531 117 Street, Edmonton

MLS® #E4457907

\$365.000

2 Bedroom, 2.00 Bathroom, 1,290 sqft Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

This executive style condo is an absolute MUST SEE. This modern unit is expansive, with 10 ft ceilings, and almost 1300 sq. ft of living space. The floor to ceiling windows along the south side are absolutely gorgeous & let so much sunlight in. Situated on the ground floor there is an ease of access that makes this feel much more like a home. In this prime location downtown next to the Brewery District, you are steps away from Macewan University, green parks, walking paths, shopping, gyms, cafes and restaurants. Everything in this home has been updated from the flooring, to the stainless steel appliances, paint, and bathroom renovations. With a new furnace, air conditioning unit, and hot water tank you have everything shiny and new to enjoy for years to come. The quiet street includes ample parking for guests and your own titled, underground stall to keep your car warm. Enjoy the ease of condo life with this huge and modern space. This unit is a rare find in Edmonton's core -You need to see it in person.

Built in 2007

Essential Information

MLS® # E4457907 Price \$365,000

Bedrooms 2







Bathrooms 2.00 Full Baths 2

Square Footage 1,290 Acres 0.00 Year Built 2007

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 106 10531 117 Street

Area Edmonton

Subdivision Queen Mary Park

City Edmonton
County ALBERTA

Province AB

Postal Code T5H 0A8

Amenities

Amenities On Street Parking, Air Conditioner, Ceiling 10 ft., Closet Organizers,

Deck, No Animal Home, No Smoking Home, Patio, Secured Parking,

Security Door, Storage-In-Suite, Storage Cage

Parking Heated, Underground

Interior

Interior Features ensuite bathroom

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

Washer/Dryer, Stove-Electric

Heating Forced Air-1, Natural Gas

of Stories 4
Stories 4
Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Composition, Stone

Exterior Features Corner Lot, Fruit Trees/Shrubs, Low Maintenance Landscape,

Playground Nearby, Public Transportation, Schools, Shopping Nearby,

View City

Roof Asphalt Shingles

Construction Wood, Composition, Stone

Foundation Concrete Perimeter

Additional Information

Date Listed September 15th, 2025

Days on Market 47

Zoning Zone 08

Condo Fee \$585

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