

## \$249,900 - 315 10611 117 Street, Edmonton

MLS® #E4464837

**\$249,900**

2 Bedroom, 2.00 Bathroom, 962 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Experience urban living at its finest in Studio Ed. This gorgeous Two Bed, Two Bath, 3rd Floor Condo offers modern comfort just minutes from 104th Avenue, the Brewery District, and the Ice District. Featuring underground parking and a west facing balcony, this bright and stylish home boasts an open concept floor plan with a beautifully upgraded kitchen complete with an eat-up peninsula island, glass tile backsplash, stainless steel appliances, and sleek contemporary cabinetry. The spacious living and dining area easily accommodates both lounge and dining furniture, with patio doors leading to a private balcony perfect for barbecuing or relaxing while enjoying evening sunsets. The Master bedroom includes a thoughtfully designed walk through closet and a modern ensuite bathroom. Even the laundry room has been upgraded with custom cabinetry and shelving for added convenience. Move-in ready and located in one of Edmonton's most desirable urban neighborhoods.



Built in 2013

### Essential Information

MLS® # E4464837

Price \$249,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 962                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 315 10611 117 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0G6              |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Underground |

### Interior

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

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Stucco     |
| Exterior Features | See Remarks      |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Stucco     |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 4th, 2025  
Days on Market                4  
Zoning                              Zone 08  
Condo Fee                        \$555

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