

## \$199,000 - 220 10531 117 Street, Edmonton

MLS® #E4430839

**\$199,000**

2 Bedroom, 1.00 Bathroom, 937 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

GREAT CONDITION, Spacious 2 bed 1 bath with 10 FT Ceilings, in-suite laundry, UNDERGROUND Titled Parking stall, and a large deck with a Natural Gas Line!

Competitively priced with tons of upgrades: new floors (2021), Washer/Dryer (2019), and Fridge (2023). The best part about this unit is that ALL the properties special assessments have been paid off in full. This condo complex is getting all new siding, and windows, which will increase the condo's long term value making this a great investment. Speaking of appreciation, this complex is located seconds from Grant MacEwan, very close to the Red Brick District Valley Line LRT stop, Loblaws, and Rogers Place!

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4430839          |
| Price          | \$199,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 937               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 220 10531 117 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 3L7              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Ceiling 10 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 1  |
| Parking        | Heated, Underground  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, View Downtown |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 63               |

|           |         |
|-----------|---------|
| Zoning    | Zone 08 |
| Condo Fee | \$422   |

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Listing information last updated on June 16th, 2025 at 1:02pm MDT