

## \$199,900 - 346 10636 120 Street, Edmonton

MLS® #E4432494

**\$199,900**

2 Bedroom, 2.00 Bathroom, 942 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

**GORGEOUS!!!** Possibly the best condo deal around for this 2 bed 2 full bath 941 sq ft beauty in The Pointe Uptown. This stunning corner unit has fantastic features including a renovated kitchen with white cabinets, new counters, silgranite sink, and custom backsplash. The primary features a walkthrough closet and 4 pce ensuite. the second bedroom (on the other side) is quite large too. Space is key in this one with plenty of storage, full dining area, and insuite laundry room. Outside the ample balcony faces the beautiful courtyard and is extra quiet. This condo couldn't be in a better location with Manchester Square next door and a quick walk to Unity Square and 124 St. This is the perfect starter home or an incredible investment property!

Built in 1993

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432494  |
| Price          | \$199,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 942       |
| Acres          | 0.00      |
| Year Built     | 1993      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 346 10636 120 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 4L5              |

### Amenities

|           |                                                       |
|-----------|-------------------------------------------------------|
| Amenities | Deck, No Smoking Home, Parking-Visitor, Security Door |
| Parking   | Stall                                                 |

### Interior

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

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                 |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stucco                                                 |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 08          |

Condo Fee                    \$479

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Listing information last updated on April 30th, 2025 at 10:17am MDT