

## \$199,900 - 307 10531 117 Street, Edmonton

MLS® #E4434867

**\$199,900**

2 Bedroom, 1.00 Bathroom, 862 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Step this 3rd floor unit and be immediately impressed! The stylish, yet neutral finishes leave you with a fresh, move-in ready space. 10 FOOT CEILINGS and large windows make this home feel bright and spacious, and the open concept layout is perfect for entertaining. The master bedroom is large & can accommodate a king sized bed. The den/second bedroom is on the opposite side of the home which allows for privacy and is ideal for roommates. Enjoy summer evenings on your south facing balcony, complete with gas hook up for BBQing. Other features include: IN-SUITE laundry, central AC, new windows and balconies, new exterior siding, hot water tank (2024), dishwasher and microwave (2023), Stove (2022), titled UNDERGROUND PARKING and storage locker and lots of visitor parking. Enjoy close access to all amenities including restaurants, shops and Unity Square. Whether you're a young professional or a savvy investor, this home checks off all the boxes. \*Virtual staging used. SPECIAL ASSESSMENT HAS BEEN PAID IN FULL!

Built in 2007

### Essential Information

MLS® # E4434867

Price \$199,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	862
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	307 10531 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0A8

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., No Smoking Home
Parking	Underground

### Interior

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

### Exterior

Exterior	Wood, Stone
Exterior Features	Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	2
Zoning	Zone 08
Condo Fee	\$383

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 9th, 2025 at 6:02pm MDT