# \$249,900 - 212 10611 117 Street, Edmonton

MLS® #E4455298

#### \$249.900

2 Bedroom, 2.00 Bathroom, 996 sqft Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Experience downtown Edmonton living at Studio Ed in Queen Mary Park. This 2 bedroom 2 bathroom condo is a 10 minute walk to Grant MacEwan University, the LRT, Rogers Place and downtown shopping, dining and entertainment. The open-concept layout provides room for living and dining areas alongside the kitchen, perfect for hosting friends or relaxing after a busy day. The primary suite features a walk-through closet and private ensuite, while the 2nd bedroom and full bath add flexibility for guests, roommates or a home office. Start your mornings with coffee on the east-facing balcony. With 2 underground heated parking stalls, water and heat included in condo fees and pet-friendly building, this home delivers both comfort and convenience. No yard means low-maintenance ownership, making it an excellent choice for first-time buyers, students or investors looking for a modern downtown Edmonton condo close to groceries, cafes, everything you need is right outside your door. (some photos virtually staged).







Built in 2013

## **Essential Information**

MLS® # E4455298 Price \$249,900 Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 996

Acres 0.00

Year Built 2013

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 212 10611 117 Street

Area Edmonton

Subdivision Queen Mary Park

City Edmonton
County ALBERTA

Province AB

Postal Code T5H 0G6

#### **Amenities**

Amenities Closet Organizers, Intercom, Parking-Visitor, Secured Parking, Security

Door, Sprinkler System-Fire, Storage-In-Suite

Parking Spaces 2

Parking Double Indoor, Heated, Parkade, Underground

## Interior

Interior Features ensuite bathroom

Appliances Alarm/Security System, Dishwasher-Built-In, Freezer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Stacked

Washer/Dryer, Stove-Electric, Window Coverings

Heating Hot Water, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick, Fiber Cement, Metal

Exterior Features Back Lane, Flat Site, Low Maintenance Landscape, Public Swimming

Pool, Public Transportation, Schools, Shopping Nearby

Roof Roll Roofing

Construction Wood, Brick, Fiber Cement, Metal

Foundation Concrete Perimeter

### **School Information**

Elementary John A. McDougall School

Middle Spruce Avenue School

High Victoria School

## **Additional Information**

Date Listed August 29th, 2025

Days on Market 47

Zoning Zone 08

Condo Fee \$616

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