

## \$195,000 - 302 10611 117 Street, Edmonton

MLS® #E4462355

**\$195,000**

1 Bedroom, 1.00 Bathroom, 695 sqft  
Condo / Townhouse on 0.00 Acres

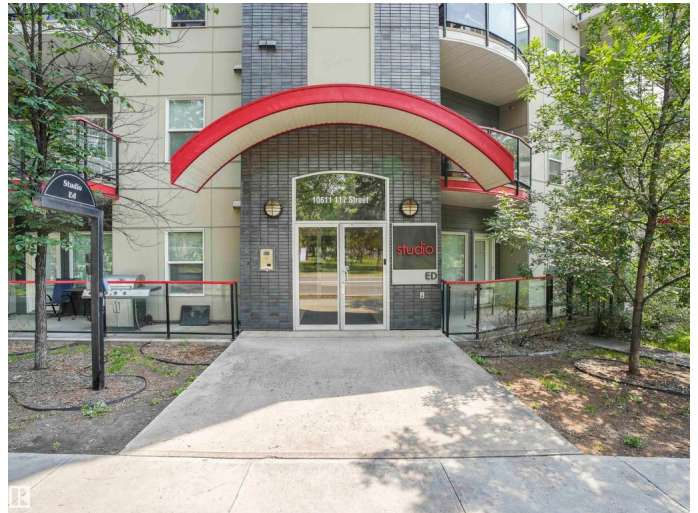
Queen Mary Park, Edmonton, AB

Studio Ed 1 bedroom + DEN. Modern flair is exemplified in this 3rd floor unit with the preferable WEST VIEW. Enjoy morning coffee or Summer BBQ™s on your AMPLE BALCONY. The inside is a model of efficiency with an IN-SUITE LAUNDRY room, U-shaped kitchen, GLASS TILE back-splash, flat panel cabinetry with SOFT CLOSE drawers, STAINLESS appliances, rare upgraded QUARTZITE counter tops, under mount sink & more. Work in the DEN which is perfect for a HOME OFFICE. A SPA INSPIRED bathroom awaits with BASIN SINKS, modern fixtures and 12x24 tile on the floor and tub surround; the counter top is also adorned in quartzite for the LUXURY FEEL. Rest in your master bedroom with a west facing view as well. Entertaining is easy as the kitchen has an EXTENDED COUNTER top that overlooks the living room. Park in the TITLED, UNDERGROUND STALL. Grant MacEwan, U of A and the RIVER VALLEY are a 5 min car ride away. So central, so modern, so BUY IT!

Built in 2013

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4462355  |
| Price    | \$195,000 |
| Bedrooms | 1         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 695                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 302 10611 117 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0G6              |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Deck, Intercom, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite |
| Parking Spaces | 1                                                                                 |
| Parking        | Underground                                                                       |

### Interior

|              |                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, 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, Brick, Fiber Cement, Metal                                                                                                  |
| Exterior Features | Back Lane, Flat Site, Level Land, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Roll Roofing                                                                                                                      |

|              |                                  |
|--------------|----------------------------------|
| Construction | Wood, Brick, Fiber Cement, Metal |
| Foundation   | Concrete Perimeter               |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 08            |
| Condo Fee      | \$440              |

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 October 19th, 2025 at 9:32am MDT