

## \$216,000 - 107 10611 117 Street, Edmonton

MLS® #E4463162

### \$216,000

2 Bedroom, 2.00 Bathroom, 849 sqft

Condo / Townhouse on 0.00 Acres

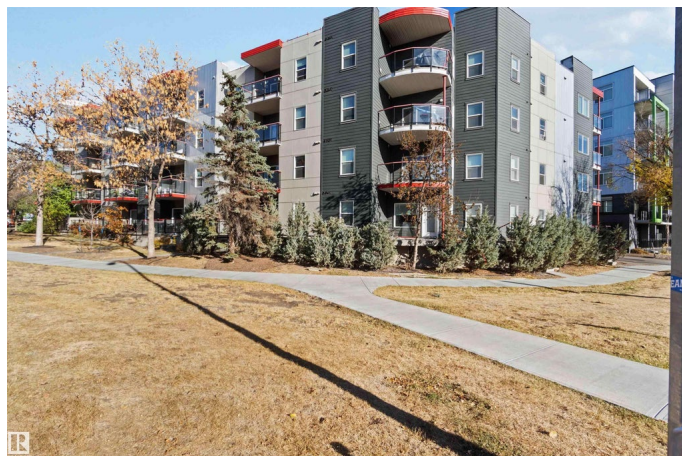
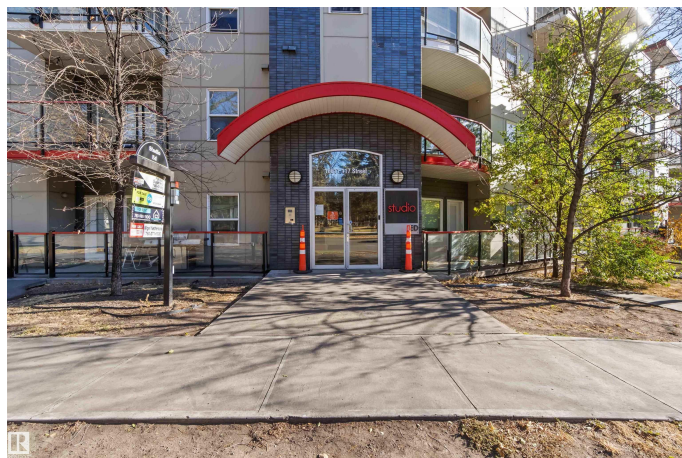
Queen Mary Park, Edmonton, AB

Welcome to Edmonton downtown living at Studio Ed in Queen Mary Park! This modern 2 bedroom 2 baths condo with 1 titled underground parking offers urban living and comfort. The open concept living/ dining area with patio door to a large patio to relax at the outdoor space. Modern U-shaped kitchen with ample storage. Primary bedroom features a walk-through closet and ensuite bath. Second bedroom, second full bath and in suite laundry. Excellent condition with new stove, new carpet.. etc. Move in ready! Excellent location! Well managed building with visitor parking stalls. Close to Grant MacEwan, public transit, restaurants, shopping and the River Valley!!

Built in 2013

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4463162          |
| Price          | \$216,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 849               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 107 10611 117 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0G6              |

### Amenities

|                |                                                                                                          |
|----------------|----------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Parking-Plug-Ins, Parking-Visitor, Patio, Security Window Bars, Sprinkler System-Fire |
| Parking Spaces | 1                                                                                                        |
| Parking        | Heated, Parkade, Underground                                                                             |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Baseboard, Natural Gas                                                                      |
| # of Stories      | 4                                                                                           |
| Stories           | 4                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                               |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Brick, Stucco                                                               |
| Foundation        | Concrete Perimeter                                                                |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 8                  |
| Zoning         | Zone 08            |

Condo Fee                \$524

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 31st, 2025 at 5:32am MDT