

## \$200,000 - 104 10611 117 Street, Edmonton

MLS® #E4436553

**\$200,000**

2 Bedroom, 2.00 Bathroom, 858 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Former SHOWSUITE condo just steps away from Edmonton's Brewery District! The front entryway has ceramic tile flooring & leads to a spacious primary bedroom, w/ a massive walk-in closet & a spa-like 3-piece ensuite w/ a tile-surround shower & quartz counters. The 2nd bedroom is located on the opposite side of the unit—ideal for roommates—and is conveniently situated next to another full bathroom. The open-concept living space is filled w/ natural light from the large windows along the back & side of the unit. The kitchen offers upgraded appliances, under-cabinet lighting, tile backsplash, & quartz countertops. The glass door opens to your own large patio (7.5mx2.1m), perfect for entertaining & offering easy outdoor access—great for letting your dog out! Just steps from the Brewery District, which features gyms, restaurants, grocery stores, & more. Additional features: in-suite laundry, 9ft ceilings, underground parking & MORE! For more details please visit the REALTOR®'s Website

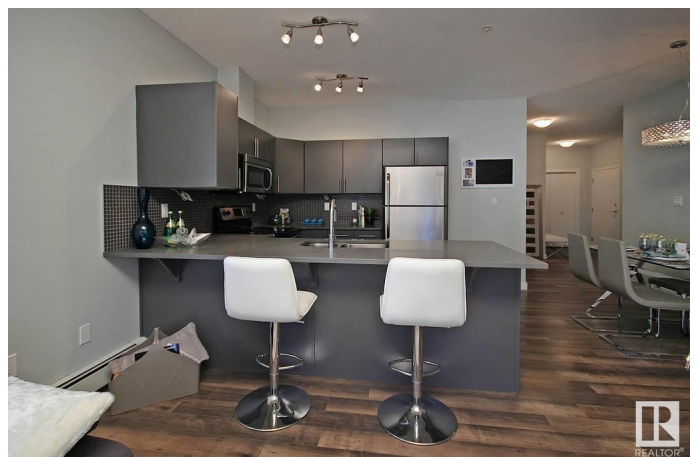
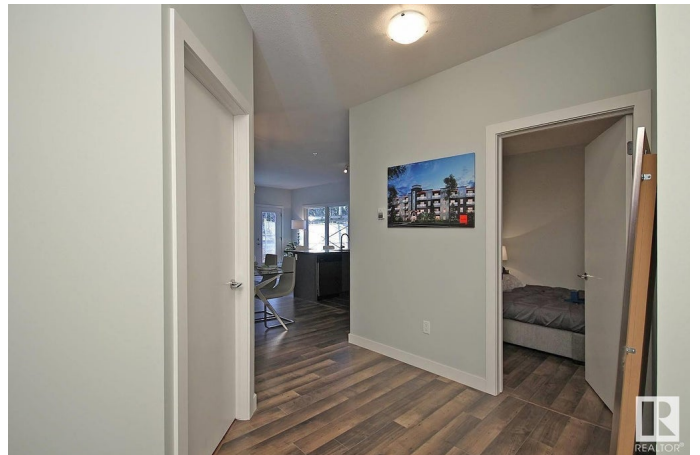
Built in 2013

### Essential Information

MLS® # E4436553

Price \$200,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 858                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 104 10611 117 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0G6              |

### Amenities

|           |                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Parking-Visitor, Patio, Security Door, Storage-In-Suite, Vinyl Windows |
| Parking   | Heated, Underground                                                                                      |

### Interior

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

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Fiber Cement, Metal                                                                |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Roll Roofing                                                                             |

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

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | John A. McDougall/St. Cath |
| Middle     | Spruce Avenue/St. Catherin |
| High       | Victoria School/St. Joseph |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 08        |
| Condo Fee      | \$528          |

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 25th, 2025 at 3:47am MDT