

## \$169,888 - 140 10636 120 Street, Edmonton

MLS® #E4446185

**\$169,888**

2 Bedroom, 2.00 Bathroom, 894 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to this bright and pet-friendly 2-bedroom, 2-bathroom main-floor unit located in the heart of downtown. Thoughtfully designed for both comfort and functionality in mind, this open-concept home offers a rare combination of urban living and private outdoor access. Step outside to your own grassy area-perfect for morning coffee, evening relaxation, or accommodating your pets with ease. Inside, you'll find a well-appointed kitchen with ample cabinetry, a spacious living area, and two generously sized bedrooms. The primary suite features a walk-through closet and a full ensuite, while the second bedroom is conveniently situated next to the main bath-ideal for guests or roommates. Situated in a secure, professionally managed building just steps from dining, shopping, transit, and more, this home is perfectly suited for professionals, students, and pet lovers alike. A rare opportunity to enjoy ground-floor living with green space in a vibrant downtown setting.

Built in 1993

### Essential Information

MLS® # E4446185

Price \$169,888

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	894
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	140 10636 120 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4L5

### **Amenities**

Amenities	Patio, Security Door, Social Rooms, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### **Interior**

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

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Stucco  
Foundation Concrete Perimeter

**Additional Information**

Date Listed July 6th, 2025  
Days on Market 7  
Zoning Zone 08  
Condo Fee \$448



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