

## \$200,000 - 403 10611 117 Street, Edmonton

MLS® #E4434265

**\$200,000**

1 Bedroom, 1.00 Bathroom, 703 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

TOP FLOOR, WEST facing with a view, 1 BDRM +DEN. Studio Ed gives you Style, Convenience & Affordability! Nestled in desirable Queen Mary Park close to Downtown & right next door to the Brewery District. Giving you quick access to public transit, shopping, parks and so much more! This is the perfect unit to add to your portfolio with the current tenant paying \$1600 or an amazing home for either a 1st time buyer or if you are looking to downsize. This well maintained unit offers 700 sqft with 9' ceiling, open concept, a well laid out kitchen with ample cupboard space, eating bar, SS appliances & pantry, in-suite laundry plus storage & a patio where you can sit and enjoy a quiet evening or your morning coffee or tea plus the bonus of TITLED HEATED underground parking. Studio Ed is a clean, well managed building that offers a fenced in courtyard, security doors, elevator and ample visitor parking.

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4434265  |
| Price     | \$200,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 703                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 403 10611 117 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0G6              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Parking-Visitor, Patio, Security Door, Storage-In-Suite |
| Parking   | Heated, Parkade, Underground   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Oven-Microwave, 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, Public Transportation, Schools, Shopping Nearby |
| Roof              | Roll Roofing   |
| Construction      | Wood, Brick, Fiber Cement, Metal                           |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 47            |
| 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 June 17th, 2025 at 9:17am MDT