

## \$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 unitâ€™ideal for roommatesâ€™& 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 accessâ€™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

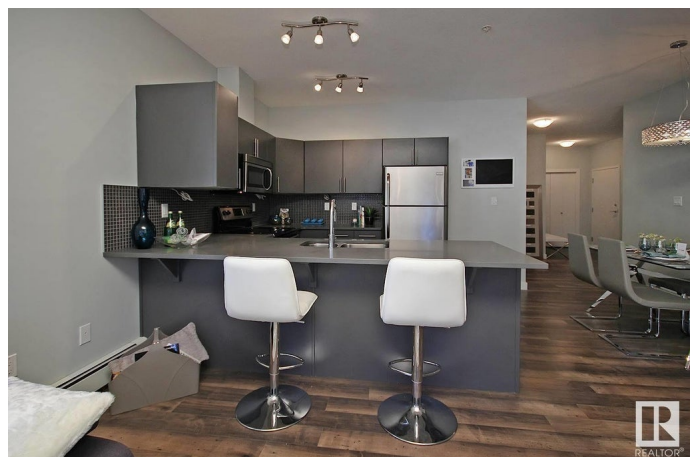
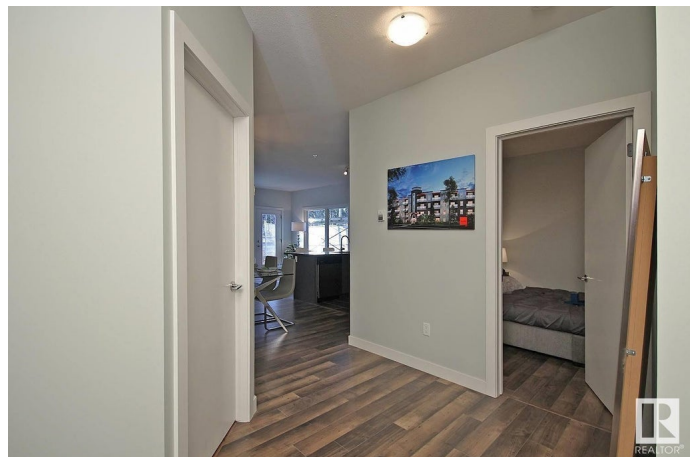
Built in 2013

### 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	33
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 June 16th, 2025 at 9:17pm MDT