

## \$214,000 - 109 10611 117 Street, Edmonton

MLS® #E4442228

### \$214,000

2 Bedroom, 2.00 Bathroom, 826 sqft

Condo / Townhouse on 0.00 Acres

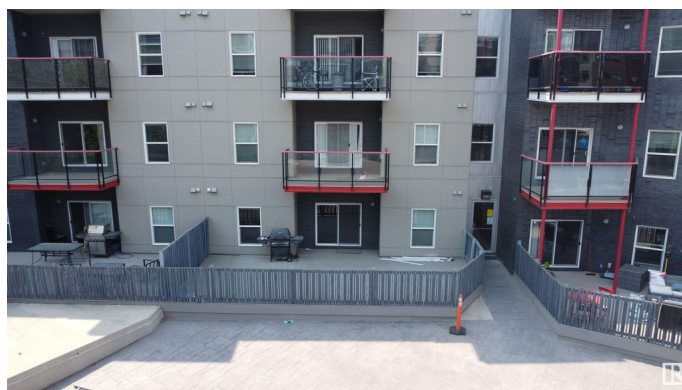
Queen Mary Park, Edmonton, AB

Welcome to this beautifully renovated 2-bedroom, 2-bathroom condo located near downtown Edmonton, offering the perfect blend of style, comfort, and convenience. Spanning 825 square feet, this home features a well-thought-out layout with an open-concept living space and a private ensuite bathroom. Large balcony with natural gas line for BBQ and stainless steel appliances. Enjoy the perks of urban living, just steps from the LRT, Rogers Place and MacEwan University. Whether you're a student, a young professional, or an investor, this location is unbeatable. Listed at a very reasonable price, this condo offers exceptional value. A rare find that combines affordability, style, and prime downtown access.

Built in 2013

### Essential Information

MLS® #	E4442228
Price	\$214,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	826
Acres	0.00
Year Built	2013



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	109 10611 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 1K8

### Amenities

Amenities	Ceiling 9 ft., See Remarks, Natural Gas BBQ Hookup
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Metal, Stucco
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Metal, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 13th, 2025
Days on Market	24
Zoning	Zone 08

Condo Fee                \$517

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Listing information last updated on July 7th, 2025 at 8:17am MDT