Courtesy Of Tina K Fournier Of RE/MAX Real Estate

$259,900 - 303 10531 117 Street, Edmonton

MLS® #E4458157

$259,900
2 Bedroom, 2.00 Bathroom, 1,030 sqft
Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Bright & spacious 2 bed, 2 bath condo in Edmontonâ€™s vibrant Brewery District! This 1030 sq ft west-facing unit features 10' ceilings, fresh paint, new light fixtures, custom blinds & new microwave. Open floor plan includes maple kitchen cabinetry, ample counters, breakfast bar, formal dining area & in-suite laundry w/6 appliances. Primary suite offers walk-in closet & full en suite; front entry includes a 2nd walk-in closet. Upgrades include new kitchen sink/faucet, hot water tank, metal shut-off valves & high-efficiency showerhead. Enjoy peace of mind with a fully paid building envelope & window replacement project. Unit includes 1 underground parking stall w/storage, gas BBQ hookup, & access to walking trails leading to the stunning Edmonton River Valley. Walk to shops, transit, schools & more in one of the cityâ€™s most connected neighborhoods!

Built in 2007

Essential Information

MLS® #	E4458157
Price	$259,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,030

Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	303 10531 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0A8

Amenities

Amenities	Ceiling 10 ft., Deck, Intercom, Low Flow Faucets/Shower, Parking-Visitor, Sprinkler System-Fire, Storage Cage
Parking Spaces	1
Parking	Heated, Parkade, Underground

Interior

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

Exterior

Exterior	Wood, Brick, Stucco, Hardie Board Siding
Exterior Features	Corner Lot, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 17th, 2025
Days on Market	1
Zoning	Zone 08
Condo Fee	$438

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Listing information last updated on September 17th, 2025 at 10:47pm MDT