

\$248,800 - 224 10531 117 Street, Edmonton

MLS® #E4428065

\$248,800

2 Bedroom, 1.00 Bathroom, 949 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

A GREAT UNIT IN A FANTASTIC LOCATION!

Located in Queen Mary Park, this **UPGRADED** 2 bedroom 1 Bathroom **CORNER UNIT** condo has been immaculately maintained and well cared for. The bright and open floorplan is highlighted by a **SPACIOUS** Living Room with 10'™ ceilings + sizeable **NEW** windows and the **IMPRESSIVE** kitchen with **NEWER** Quartz countertops (2019), two tone Cabinets, S/S appliances, and a generous eating area + breakfast bar. Other features include **NEWER** LVP flooring (2018), two large bedrooms with a 4-Piece bath, and A/C! Out your patio doors, you have an **OUTSTANDING** wrap around balcony with city views and plenty of sunshine.

The unit comes with a Titled underground parking stall + storage cage that is perfect for Edmonton winters. The building provides two underground bike storage rooms for summer commute as well. In a **GREAT CENTRAL LOCATION**, you are walking distance to Grant MacEwan, Ice District, Brewery District, Jasper Ave, and our beautiful River Valley. **THIS IS THE ONE YOU HAVE BEEN WAITING FOR!**

Built in 2007

Essential Information

MLS® # E4428065

Price \$248,800



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	949
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	224 10531 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0A8

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Detectors Smoke, No Smoking Home, Parking-Visitor, Patio, Sprinkler System-Fire, Vinyl Windows, Storage Cage
Parking	Heated, Stall, Underground

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, 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, Stone, Stucco
Exterior Features	Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Tar & Gravel
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

School Information

Elementary	John A. McDougall School
Middle	Spruce Avenue School
High	Victoria School

Additional Information

Date Listed	March 28th, 2025
Days on Market	34
Zoning	Zone 08
Condo Fee	\$422

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 May 1st, 2025 at 5:32pm MDT