

## \$199,900 - 307 10531 117 Street, Edmonton

MLS® #E4434867

**\$199,900**

2 Bedroom, 1.00 Bathroom, 862 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Step this 3rd floor unit and be immediately impressed! The stylish, yet neutral finishes leave you with a fresh, move-in ready space. 10 FOOT CEILINGS and large windows make this home feel bright and spacious, and the open concept layout is perfect for entertaining. The master bedroom is large & can accommodate a king sized bed. The den/second bedroom is on the opposite side of the home which allows for privacy and is ideal for roommates. Enjoy summer evenings on your south facing balcony, complete with gas hook up for BBQing. Other features include: IN-SUITE laundry, central AC, new windows and balconies, new exterior siding, hot water tank (2024), dishwasher and microwave (2023), Stove (2022), titled UNDERGROUND PARKING and storage locker and lots of visitor parking. Enjoy close access to all amenities including restaurants, shops and Unity Square. Whether you're a young professional or a savvy investor, this home checks off all the boxes. \*Virtual staging used. SPECIAL ASSESSMENT HAS BEEN PAID IN FULL!

Built in 2007

### Essential Information

MLS® # E4434867

Price \$199,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 862                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 307 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., No Smoking Home |
| Parking   | Underground                                      |

### Interior

|              |  |
|--------------|--|
| Appliances   | 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                            |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                       |
| Construction      | Wood, Stone                            |
| Foundation        | Concrete Perimeter                     |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 41            |
| Zoning         | Zone 08       |
| Condo Fee      | \$383         |

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Listing information last updated on June 16th, 2025 at 10:47pm MDT