## \$199,000 - 220 10531 117 Street, Edmonton

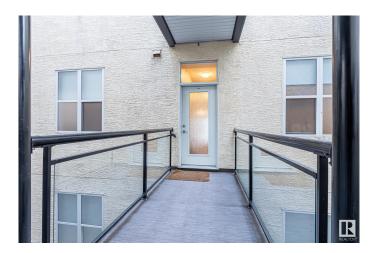
MLS® #E4430839

## \$199,000

2 Bedroom, 1.00 Bathroom, 937 sqft Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

GREAT CONDITION, Spacious 2 bed 1 bath with 10 FT Ceilings, in-suite laundry, UNDERGROUND Titled Parking stall, and a large deck with a Natural Gas Line! Competitively priced with tons of upgrades: new floors (2021), Washer/Dryer (2019), and Fridge (2023). The best part about this unit is that ALL the properties special assessments have been paid off in full. This condo complex is getting all new siding, and windows, which will increase the condo's long term value making this a great investment. Speaking of appreciation, this complex is located seconds from Grant MacEwan, very close to the Red Brick District Valley Line LRT stop, Loblaws, and Rogers Place!







Built in 2007

## **Essential Information**

MLS® #	E4430839
Price	\$199,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	937
Acres	0.00
Year Built	2007
Туре	Condo / Townhouse

Sub-Type	Lowrise Apartment	
Style	Single Level Apartment	
Status	Active	
Community Information		
Address	220 10531 117 Street	
Area	Edmonton	
Subdivision	Queen Mary Park	
City	Edmonton	
County	ALBERTA	
Province	AB	
Postal Code	T5H 3L7	
Amenities		
Amenities	On Street Parking, Ceiling 10 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup	
Parking Spaces	1	
Parking	Heated, Underground	
Interior		
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer	
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, Picnic Area, Playground Nearby, Public Transportation, Schools, View Downtown	
Roof	Tar & Gravel	
Construction	Wood, Stone, Stucco	
Foundation	Concrete Perimeter	
Additional Information		

Date ListedApril 14th, 2025Days on Market19

Zoning Zone 08

Condo Fee \$422

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Listing information last updated on May 2nd, 2025 at 9:47pm MDT