

Courtesy Of Oksana Liva Of RE/MAX River City

## \$335,000 - N/A, Edmonton

MLS® #E4453934

**\$335,000**

2 Bedroom, 2.00 Bathroom, 1,320 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to M-Tract Lofts in Queen Mary Park w/ unbeatable walkable location, steps from the Brewery District, restaurants, cafes, gyms & shopping, this home is perfect for those who want vibrant city living w/ unique loft vibe. This 1,320 sq ft loft-style condo blends industrial character w/ modern comfort, offering 2 bedrooms, 2 bathrooms & layout full of possibilities. The open-concept living space features soaring ceilings, exposed ductwork, hardwood floors & cozy fireplace. A wall of windows floods the area w/ natural light & opens onto a massive private balcony, perfect for entertaining or relaxing outdoors. Nice kitchen is equipped with SS appliances, plenty of storage & large peninsula with seating. The primary suite offers flexibility w/ either a bedroom & office or removal glass walls can easily be converted back into a spacious retreat. A second interior bedroom with sprinkler makes an ideal guest room, office, or home gym. Enjoy the convenience of underground parking, quiet tree-lined street.

Built in 1952

### Essential Information

MLS® # E4453934

Price \$335,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,320
Acres	0.00
Year Built	1952
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	N/A
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0L9

### **Amenities**

Amenities	Deck, See Remarks
Parking	Underground

### **Interior**

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

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

### **Additional Information**

Date Listed	August 19th, 2025
Days on Market	2
Zoning	Zone 08
Foreclosure	Yes

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Listing information last updated on August 21st, 2025 at 7:32am MDT