

Courtesy Of Stephanie Martin-Rawluk Of Exp Realty

## **\$365,000 - 106 10531 117 Street, Edmonton**

MLS® #E4457907

**\$365,000**

2 Bedroom, 2.00 Bathroom, 1,290 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

This executive style condo is an absolute MUST SEE. This modern unit is expansive, with 10 ft ceilings, and almost 1300 sq. ft of living space. The floor to ceiling windows along the south side are absolutely gorgeous & let so much sunlight in. Situated on the ground floor there is an ease of access that makes this feel much more like a home. In this prime location downtown next to the Brewery District, you are steps away from Macewan University, green parks, walking paths, shopping, gyms, cafes and restaurants. Everything in this home has been updated from the flooring, to the stainless steel appliances, paint, and bathroom renovations. With a new furnace, air conditioning unit, and hot water tank you have everything shiny and new to enjoy for years to come. The quiet street includes ample parking for guests and your own titled, underground stall to keep your car warm. Enjoy the ease of condo life with this huge and modern space. This unit is a rare find in Edmonton's core - You need to see it in person.

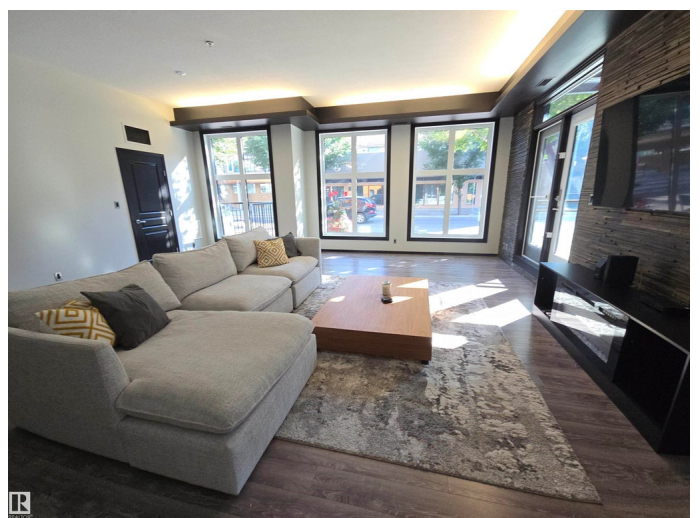
Built in 2007

### **Essential Information**

MLS® # E4457907

Price \$365,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,290                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 106 10531 117 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0A8              |

### Amenities

|           |                                                                                                                                                                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Patio, Secured Parking, Security Door, Storage-In-Suite, Storage Cage |
| Parking   | Heated, Underground                                                                                                                                                                 |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| # of Stories      | 4                                                                                           |
| Stories           | 4                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Composition, Stone                                                                                                                 |
| Exterior Features | Corner Lot, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingles         |
| Construction | Wood, Composition, Stone |
| Foundation   | Concrete Perimeter       |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 24                   |
| Zoning         | Zone 08              |
| Condo Fee      | \$585                |

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Listing information last updated on October 9th, 2025 at 3:02am MDT