

## \$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	36
Zoning	Zone 08
Condo Fee	\$422

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Listing information last updated on May 3rd, 2025 at 9:02am MDT