

## \$219,000 - 205 10611 117 Street, Edmonton

MLS® #E4432528

**\$219,000**

2 Bedroom, 2.00 Bathroom, 865 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

LOCATION! Studio Ed is nestled in the heart of the Community of Queen Mary Park, walking distance to the convenience & enjoyment of all the Brewery District has to offer! This trendy, well-maintained, one-owner, 2 Bed, 2 Bath unit is tucked in the quiet corner of the building's second floor. Step into this tidy, bright, open-concept space, with neutral colour palette, that is complimented by 9 ft ceilings and an abundance of natural light in every room. The Kitchen offers SS appliances, modern cabinetry and fixtures w/ a breakfast bar & generous countertop space. Wonderful placement of the sink that allows for outdoor views. Ideal layout offers a generous Primary Bedrm adorned w/ a large window for tons of sunlight, walk-in closet w/ floor-to-ceiling shelf organizers & 3pc Ensuite. Good-sized, 2nd Bedrm has a large closet and is adjacent to the 4pc Full Bath. This unit presents the luxury of In-Suite Laundry & Storage Room. Titled, underground, heated parking space. Own & enjoy the Downtown Lifestyle!

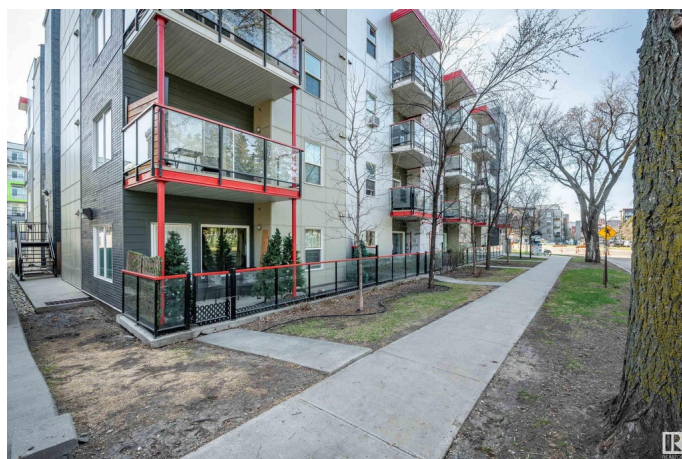
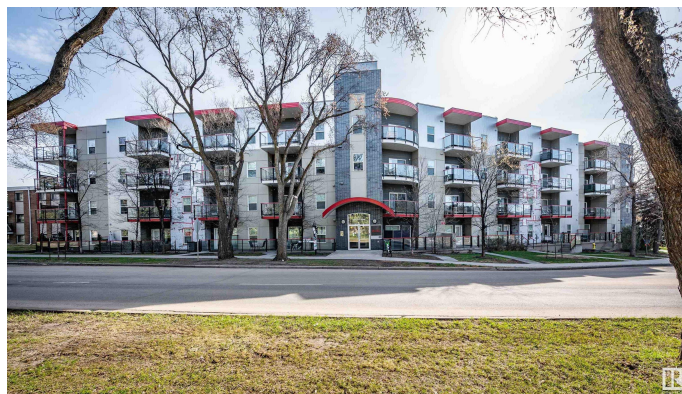
Built in 2013

### Essential Information

MLS® # E4432528

Price \$219,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 865                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 205 10611 117 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0H 0G5              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking   | Heated, Parkade, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Hot Water, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Fiber Cement, Metal                  |
| Exterior Features | Back Lane, Public Transportation, Shopping Nearby |
| Roof              | Roll Roofing                                      |

|              |                                  |
|--------------|----------------------------------|
| Construction | Wood, Brick, Fiber Cement, Metal |
| Foundation   | Concrete Perimeter               |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 08          |
| Condo Fee      | \$536            |

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Listing information last updated on May 3rd, 2025 at 9:47am MDT