

## \$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 | 24               |
| Zoning         | Zone 08          |
| Condo Fee      | \$422            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 9:17am MDT