

Courtesy Of Alexis M Hlady Of Exp Realty

## \$242,700 - 106 10611 117 Street, Edmonton

MLS® #E4418437

**\$242,700**

2 Bedroom, 2.00 Bathroom, 884 sqft  
Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

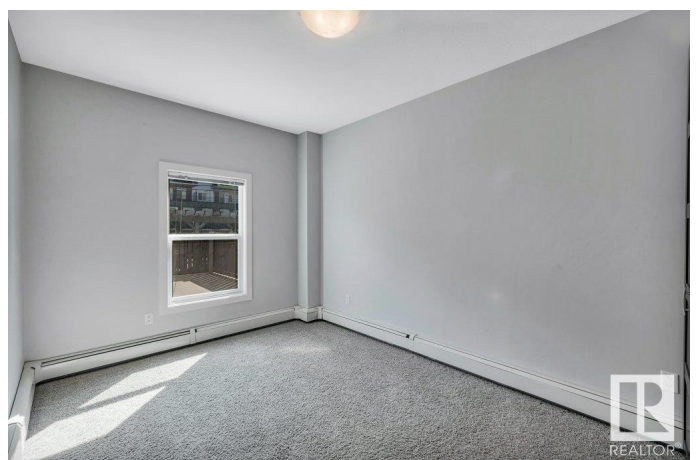
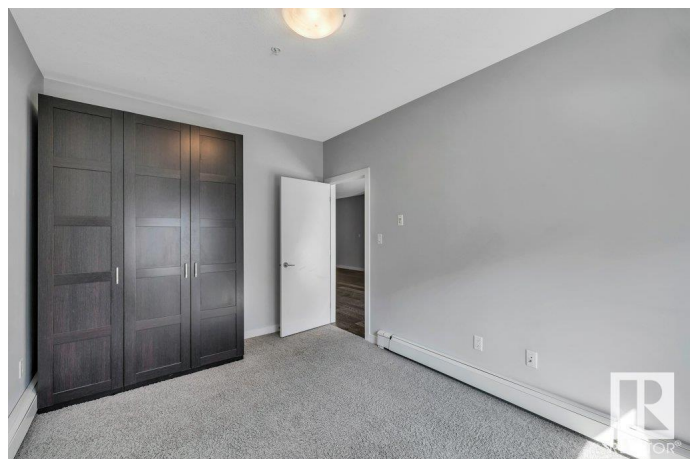
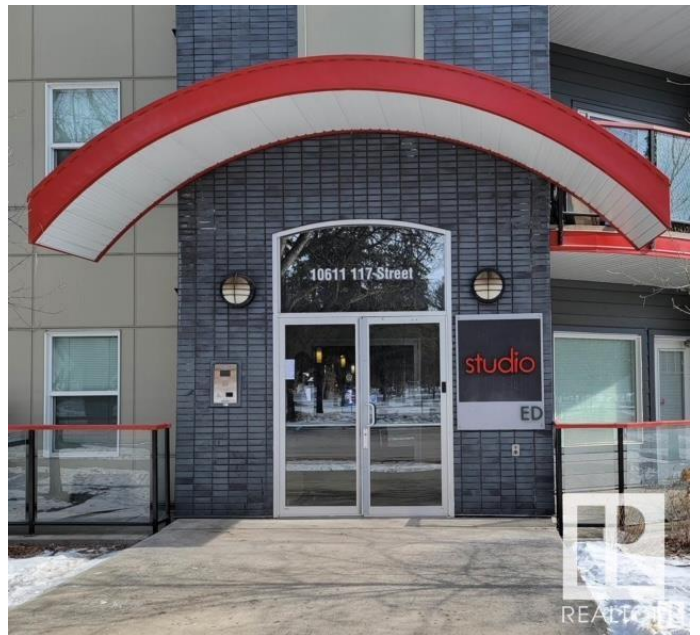
Welcome to your dream condo in the heart of the city! This beautifully located central unit puts you steps away from any amenity you could ask for, including fantastic shopping, transit, Oliver/Unity Square, MacEwan U & vibrant downtown core. Step inside to discover a modern oasis featuring stylish dÃ©cor, upgraded tile, & sleek vinyl plank flooring all accentuated by soaring 9-foot ceilings. The open-concept kitchen has stainless steel appliances, a handy pantry, a convenient eating bar perfect for casual meals & entertaining. Your primary suite offers a peaceful retreat with a generous walk-through closet leading to a private 3-piece ensuite. Enjoy the added convenience of in-suite laundry and storage, plus the luxury of an underground titled parking stall. Love to entertain or simply relax outdoors? You'll adore the massive deck that extends your living space, accessible right through your living room patio doors! This gem combines comfort, style, unbeatable location â€” the perfect place to call home!

Built in 2013

### Essential Information

MLS® # E4418437

Price \$242,700



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 884                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 106 10611 117 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0G6              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Deck, No Animal Home, No Smoking Home, Secured Parking, Security Door |
| Parking Spaces | 1   |
| Parking        | Heated, Parkade, Underground  |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick, Stucco                                       |
| Exterior Features | Back Lane, Landscaped, Public Transportation, Shopping Nearby |

|              |                         |
|--------------|-------------------------|
| Roof         | Roll Roofing            |
| Construction | Concrete, Brick, Stucco |
| Foundation   | Concrete Perimeter      |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | January 17th, 2025 |
|-------------|--------------------|

|                |    |
|----------------|----|
| Days on Market | 79 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 08 |
|--------|---------|

|           |       |
|-----------|-------|
| Condo Fee | \$508 |
|-----------|-------|

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Listing information last updated on April 5th, 2025 at 10:02pm MDT