

## \$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	34
Zoning	Zone 08
Condo Fee	\$422

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Listing information last updated on May 1st, 2025 at 11:02am MDT