

## \$299,000 - 412 10611 117 Street, Edmonton

MLS® #E4434080

**\$299,000**

2 Bedroom, 2.00 Bathroom, 997 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Terrific location with a view of downtown. A trendy newer building with easy access to everything. This is the largest floorplan in the building at 997 sq ft. 2 bedrooms and 2 full baths and 2 underground parking spaces. Tiled entry way, wide planked laminate flooring in living and dining rooms. U-Shaped Kitchen with stainless appliances, mosaic tiled backsplash. Primary room with generous walk through closet. Ensuite with oversized shower with glass doors. Main bathroom with tub/shower combo. In suite laundry and storage. East balcony with gas bbq outlet.

Built in 2013

### Essential Information

MLS® #	E4434080
Price	\$299,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	997
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active



## Community Information

Address	412 10611 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0G6

## Amenities

Amenities	Deck, Parking-Visitor, Vinyl Windows
Parking Spaces	2
Parking	Double Indoor, Underground

## Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
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	Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Roll Roofing
Construction	Wood, Brick, Fiber Cement, Metal
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	110
Zoning	Zone 08
Condo Fee	\$616

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 August 19th, 2025 at 10:33pm MDT