

## \$299,000 - 200 10531 117 Street, Edmonton

MLS® #E4465083

**\$299,000**

2 Bedroom, 2.00 Bathroom, 1,144 sqft

Condo / Townhouse on 0.00 Acres

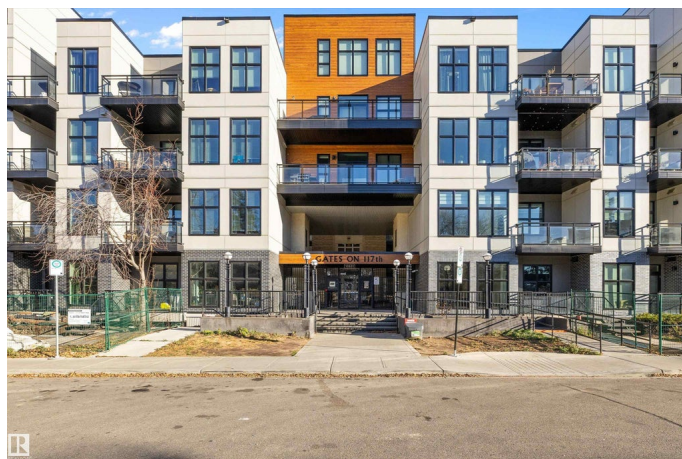
Queen Mary Park, Edmonton, AB

Stunning unit in Gates on 117th! Welcome to this fully renovated 2 bed/ 2 bath in the central location of the Brewery district. Close to all amenities and nightlife of downtown. Open the door to nothing short of the WOW factor with 10ft ceilings and an abundance of natural light from the extra large windows. Beautifully redone kitchen offers new cabinetry, quartz counter tops and new stainless steel appliances. Large living room with new electric fireplace and vinyl floors through out the space. Primary bedroom has walk in closet with built in shelving and 4 piece bathroom offering new tile and fixtures. Large second bedroom/den with an adjacent newly renovated 3 piece bathroom. West facing balcony and underground heated parking with a storage cage makes this the perfect place to call home. Shows 10/10

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465083  |
| Price          | \$299,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,144     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2007                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 200 10531 117 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0A8              |

### Amenities

|           |                                                                                      |
|-----------|--------------------------------------------------------------------------------------|
| Amenities | Parking-Visitor, Secured Parking, Sprinkler System-Fire, Vinyl Windows, Storage Cage |
| Parking   | Heated, Parkade, Underground                                                         |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | Commercial, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                        |
| Construction      | Wood, Stone, Stucco                                     |
| Foundation        | Concrete Perimeter                                      |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 6th, 2025 |
|-------------|--------------------|

|                |         |
|----------------|---------|
| Days on Market | 10      |
| Zoning         | Zone 08 |
| Condo Fee      | \$484   |

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Listing information last updated on November 16th, 2025 at 4:02pm MST