

## \$199,000 - 220 10531 117 Street, Edmonton

MLS® #E4430839

**\$199,000**

2 Bedroom, 1.00 Bathroom, 937 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

GREAT CONDITION, Spacious 2 bed 1 bath with 10 FT Ceilings, in-suite laundry, UNDERGROUND Titled Parking stall, and a large deck with a Natural Gas Line!

Competitively priced with tons of upgrades: new floors (2021), Washer/Dryer (2019), and Fridge (2023). The best part about this unit is that ALL the properties special assessments have been paid off in full. This condo complex is getting all new siding, and windows, which will increase the condo's long term value making this a great investment. Speaking of appreciation, this complex is located seconds from Grant MacEwan, very close to the Red Brick District Valley Line LRT stop, Loblaws, and Rogers Place!

Built in 2007

### Essential Information

MLS® #	E4430839
Price	\$199,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	937
Acres	0.00
Year Built	2007
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	220 10531 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3L7

### Amenities

Amenities	On Street Parking, Ceiling 10 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
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, Picnic Area, Playground Nearby, Public Transportation, Schools, View Downtown
Roof	Tar & Gravel
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 14th, 2025
Days on Market	85

Zoning	Zone 08
Condo Fee	\$422

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