

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

MLS® #E4434080

**\$299,000**

2 Bedroom, 2.00 Bathroom, 997 sqft

Condo / Townhouse on 0.00 Acres

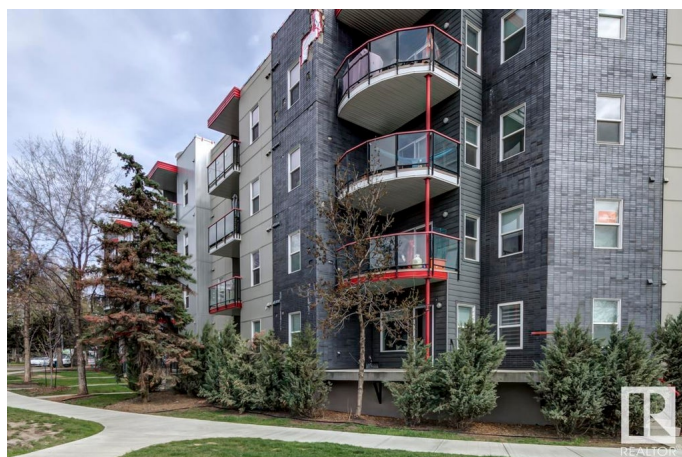
Queen Mary Park, Edmonton, AB

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 | 166           |
| Zoning         | Zone 08       |
| Condo Fee      | \$616         |

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Listing information last updated on October 15th, 2025 at 8:02pm MDT