

# \$200,000 - 109 10611 117 Street, Edmonton

MLS® #E4442228

## \$200,000

2 Bedroom, 2.00 Bathroom, 826 sqft  
Condo / Townhouse on 0.00 Acres

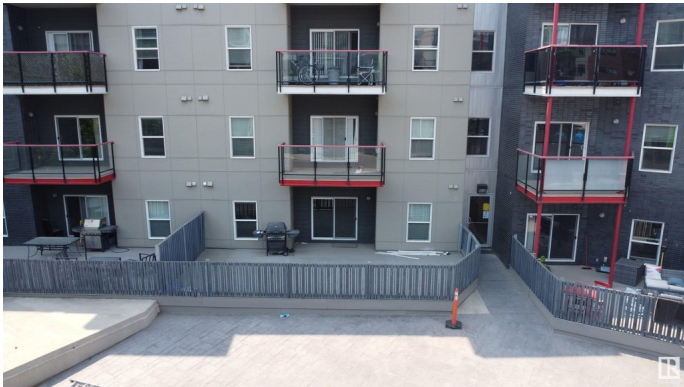
Queen Mary Park, Edmonton, AB

Welcome to this beautifully renovated 2-bedroom, 2-bathroom condo located near downtown Edmonton, offering the perfect blend of style, comfort, and convenience. Spanning 825 square feet, this home features a well-thought-out layout with an open-concept living space and a private ensuite bathroom. Large balcony with natural gas line for BBQ and stainless steel appliances. Enjoy the perks of urban living, just steps from the LRT, Rogers Place and MacEwan University. Whether you're a student, a young professional, or an investor, this location is unbeatable. Listed at a very reasonable price, this condo offers exceptional value. A rare find that combines affordability, style, and prime downtown access.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442228  |
| Price          | \$200,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 826       |
| Acres          | 0.00      |
| Year Built     | 2013      |



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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 109 10611 117 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 1K8              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., See Remarks, Natural Gas BBQ Hookup |
| Parking   | Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Metal, Stucco                      |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Brick, Metal, Stucco                      |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 49              |
| Zoning         | Zone 08         |

Condo Fee                \$517

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Listing information last updated on August 1st, 2025 at 6:32pm MDT