

\$195,000 - 302 10611 117 Street, Edmonton

MLS® #E4462355

\$195,000

1 Bedroom, 1.00 Bathroom, 695 sqft
Condo / Townhouse on 0.00 Acres

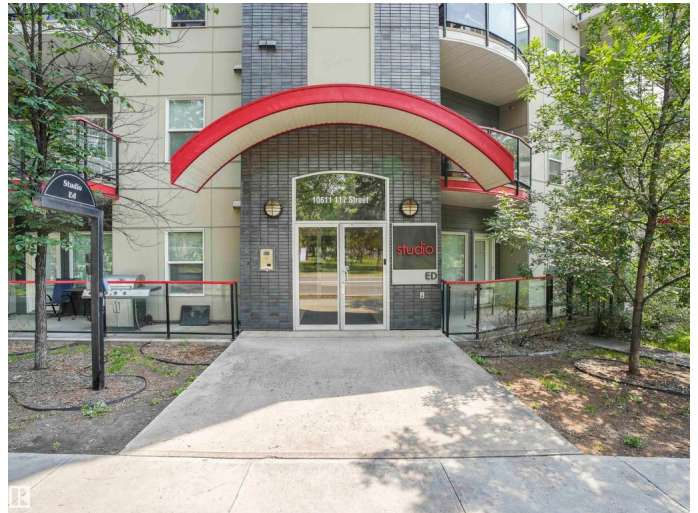
Queen Mary Park, Edmonton, AB

Studio Ed 1 bedroom + DEN. Modern flair is exemplified in this 3rd floor unit with the preferable WEST VIEW. Enjoy morning coffee or Summer BBQ™s on your AMPLE BALCONY. The inside is a model of efficiency with an IN-SUITE LAUNDRY room, U-shaped kitchen, GLASS TILE back-splash, flat panel cabinetry with SOFT CLOSE drawers, STAINLESS appliances, rare upgraded QUARTZITE counter tops, under mount sink & more. Work in the DEN which is perfect for a HOME OFFICE. A SPA INSPIRED bathroom awaits with BASIN SINKS, modern fixtures and 12x24 tile on the floor and tub surround; the counter top is also adorned in quartzite for the LUXURY FEEL. Rest in your master bedroom with a west facing view as well. Entertaining is easy as the kitchen has an EXTENDED COUNTER top that overlooks the living room. Park in the TITLED, UNDERGROUND STALL. Grant MacEwan, U of A and the RIVER VALLEY are a 5 min car ride away. So central, so modern, so BUY IT!

Built in 2013

Essential Information

MLS® #	E4462355
Price	\$195,000
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	695
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	302 10611 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0G6

Amenities

Amenities	Deck, Intercom, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Underground

Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Fiber Cement, Metal
Exterior Features	Back Lane, Flat Site, Level Land, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	Roll Roofing

Construction	Wood, Brick, Fiber Cement, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 16th, 2025
Days on Market	2
Zoning	Zone 08
Condo Fee	\$440

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Listing information last updated on October 18th, 2025 at 11:18am MDT