

# **\$219,000 - 205 10611 117 Street, Edmonton**

MLS® #E4432528

**\$219,000**

2 Bedroom, 2.00 Bathroom, 865 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

LOCATION! Studio Ed is nestled in the heart of the Community of Queen Mary Park, walking distance to the convenience & enjoyment of all the Brewery District has to offer! This trendy, well-maintained, one-owner, 2 Bed, 2 Bath unit is tucked in the quiet corner of the building's second floor. Step into this tidy, bright, open-concept space, with neutral colour palette, that is complimented by 9 ft ceilings and an abundance of natural light in every room. The Kitchen offers SS appliances, modern cabinetry and fixtures w/ a breakfast bar & generous countertop space. Wonderful placement of the sink that allows for outdoor views. Ideal layout offers a generous Primary Bedrm adorned w/ a large window for tons of sunlight, walk-in closet w/ floor-to-ceiling shelf organizers & 3pc Ensuite. Good-sized, 2nd Bedrm has a large closet and is adjacent to the 4pc Full Bath. This unit presents the luxury of In-Suite Laundry & Storage Room. Titled, underground, heated parking space. Own & enjoy the Downtown Lifestyle!

Built in 2013

## **Essential Information**

MLS® # E4432528

Price \$219,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	865
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	205 10611 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T0H 0G5

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
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	Back Lane, Public Transportation, Shopping Nearby
Roof	Roll Roofing

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

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	53
Zoning	Zone 08
Condo Fee	\$536

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