

Courtesy Of Craig D Hummel Of RE/MAX River City

## **\$179,900 - 221 10636 120 Street, Edmonton**

MLS® #E4435097

**\$179,900**

2 Bedroom, 2.00 Bathroom, 782 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

**DOG OWNERS** - Your pup needs a new home and this one is affordable and close to everything! For you its across the street from Manchester Square, close to the brewery district, restaurants, art galleries and incredible shops. The building has a fantastic court yard. For your pup a couple minutes walk from at least 2 dog parks. This unit is well situated on major bus routes and close to MacEwan University, the U of A and NAIT. Makes an excellent option for investors! This fantastic unit has two bedrooms separated by a living room for privacy. The primary unit has a walk through closet and 4 piece ensuite. The other bedroom is a great size with easy access to a second 4 piece bathroom. All the appliances have been replaced with the fridge, stove, and dishwasher being around 4 years old and washer and dryer just over a year. Affordable condo fees include heat and water. Nothing to do but move in and enjoy. Very few apartments are dog friendly and youve found one of the best - allowing dogs up to 18 inches.

Built in 1993

### **Essential Information**

MLS® # E4435097

Price \$179,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 782                    |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 221 10636 120 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 4L5              |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Parking-Visitor, Security Door, Storage-In-Suite, See Remarks |
| Parking   | 2 Outdoor Stalls  |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 4             |
| Zoning         | Zone 08       |
| Condo Fee      | \$387         |

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Listing information last updated on May 12th, 2025 at 4:02am MDT