# \$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.



#### **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 186

Zoning Zone 08 Condo Fee \$616

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Listing information last updated on November 3rd, 2025 at 10:02pm MST