

## \$259,900 - 303 10531 117 Street, Edmonton

MLS® #E4437636

**\$259,900**

2 Bedroom, 2.00 Bathroom, 1,030 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Bright & spacious 2 bed, 2 bath condo in Edmonton's vibrant Brewery District! This 1030 sq ft west-facing unit features 10' ceilings, fresh paint, new light fixtures, custom blinds & new microwave. Open floor plan includes maple kitchen cabinetry, ample counters, breakfast bar, formal dining area & in-suite laundry w/6 appliances. Primary suite offers walk-in closet & full en suite; front entry includes a 2nd walk-in closet. Upgrades include new kitchen sink/faucet, hot water tank, metal shut-off valves & high-efficiency showerhead. Enjoy peace of mind with a fully paid building envelope & window replacement project. Unit includes 1 underground parking stall w/storage, gas BBQ hookup, & access to walking trails leading to the stunning Edmonton River Valley. Walk to shops, transit, schools & more in one of the city's most connected neighborhoods!

Built in 2007

### Essential Information

MLS® #	E4437636
Price	\$259,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,030



Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	303 10531 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0A8

### Amenities

Amenities	Ceiling 10 ft., Deck, Intercom, Low Flow Faucets/Shower, Parking-Visitor, Sprinkler System-Fire, Storage Cage
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco, Hardie Board Siding
Exterior Features	Corner Lot, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	73
Zoning	Zone 08
Condo Fee	\$438

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 4:32pm MDT