

## \$215,000 - 10611 117 Street, Edmonton

MLS® #E4440343

**\$215,000**

2 Bedroom, 2.00 Bathroom, 848 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to Studio Ed Living! Nestled in the heart of downtown Edmonton's vibrant Brewery District, this exquisite condo offers the epitome of urban living fused with modern comfort. As you step into this chic residence, you're greeted by a seamless blend of design and functionality. With two spacious bedrooms, master suite boasting its own private bathroom. The open-concept living area is bathed in natural light from the patio door taking you out on to the balcony, creating a welcoming ambiance for entertaining guests or unwinding. The sleek kitchen features stainless steel appliances and ample storage space, making it a culinary haven for anyone. Located just steps away from the renowned Brewery District, residents have easy access to an array of trendy restaurants, cafes, boutiques, and entertainment options. Whether you're exploring the local downtown scene, enjoying a leisurely stroll along the river valley, or sampling craft brews at nearby breweries, the best of Edmonton is right at your doorstep.

Built in 2013

### Essential Information

MLS® # E4440343

Price \$215,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 848                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

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

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | See Remarks                  |
| Parking   | Heated, Parkade, Underground |

### Interior

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

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Brick, Stucco |
| Exterior Features | See Remarks         |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Brick, Stucco |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 3rd, 2025  
Days on Market                13  
Zoning                              Zone 08  
Condo Fee                        \$524

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