

## \$169,888 - 140 10636 120 Street, Edmonton

MLS® #E4446185

**\$169,888**

2 Bedroom, 2.00 Bathroom, 894 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to this bright and pet-friendly 2-bedroom, 2-bathroom main-floor unit located in the heart of downtown. Thoughtfully designed for both comfort and functionality in mind, this open-concept home offers a rare combination of urban living and private outdoor access. Step outside to your own grassy area-perfect for morning coffee, evening relaxation, or accommodating your pets with ease. Inside, you'll find a well-appointed kitchen with ample cabinetry, a spacious living area, and two generously sized bedrooms. The primary suite features a walk-through closet and a full ensuite, while the second bedroom is conveniently situated next to the main bath-ideal for guests or roommates. Situated in a secure, professionally managed building just steps from dining, shopping, transit, and more, this home is perfectly suited for professionals, students, and pet lovers alike. A rare opportunity to enjoy ground-floor living with green space in a vibrant downtown setting.

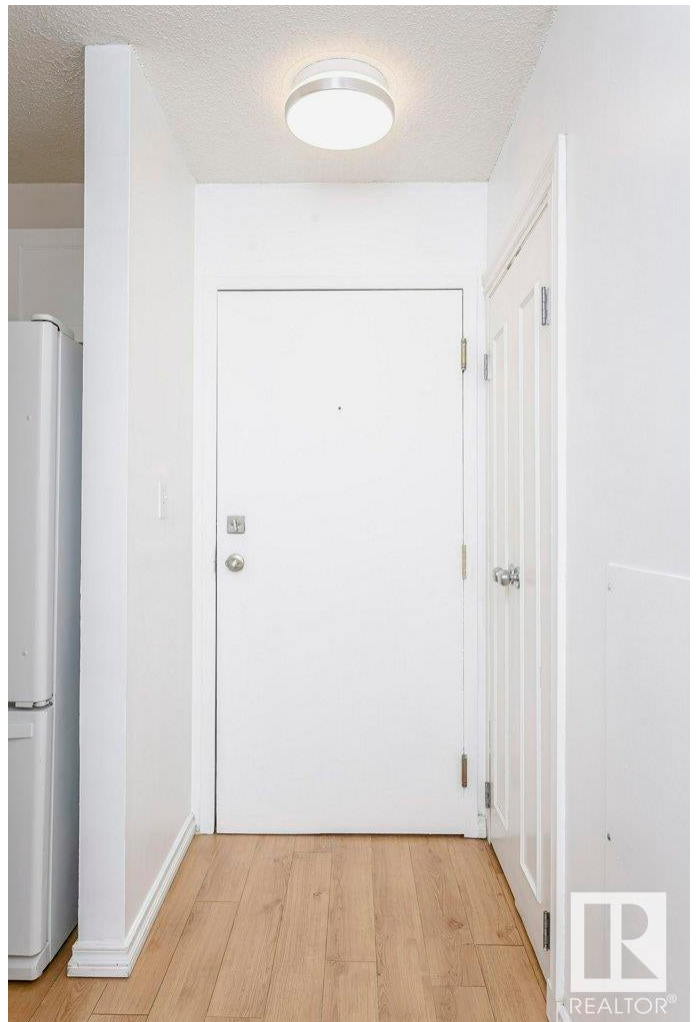
Built in 1993

### Essential Information

MLS® # E4446185

Price \$169,888

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 894                    |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 140 10636 120 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 4L5              |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Patio, Security Door, Social Rooms, Storage-In-Suite |
| Parking Spaces | 1                                                    |
| Parking        | Stall                                                |

### Interior

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

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 27             |
| Zoning         | Zone 08        |
| Condo Fee      | \$448          |



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Listing information last updated on August 2nd, 2025 at 1:02am MDT