

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

## \$225,000 - 208 10611 117 Street, Edmonton

MLS® #E4423718

**\$225,000**

2 Bedroom, 2.00 Bathroom, 874 sqft  
Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

FANTASTIC 2 BED, 2 BATH UNIT LOCATED ON THE SECOND FLOOR WITH ONE OF THE NICEST FLOOR PLANS IN THE BUILDING! The spacious and bright home is well maintained and ready for its new owner. The kitchen features s.s. appliances, breakfast bar and plenty of cabinets. At the front of the unit you will find a large storage room that is home to your in suite laundry. The living and dining rooms are open and flow easily into each other with the living room having large windows and a door opening up to your patio. The primary bedroom has plenty of space, a walk through closet and 3pce ensuite. The second bedroom is ideally located and spacious enough for a queen bed and a work station if one desired. This safe and secure building also features heated underground parking! Walking distance to all amenities, parks, shopping and of course public transportation. Easy access to downtown and Edmontons North or West ends.

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4423718  |
| Price     | \$225,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 874                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 208 10611 117 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0G6              |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Gazebo, Parking-Visitor, Smart/Program. Thermostat, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking   | Heated, Stall, Underground   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, 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 | Back Lane, Fenced, Flat Site, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Roll Roofing   |

Construction Wood, Brick, Fiber Cement, Metal  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 3rd, 2025  
Days on Market 33  
Zoning Zone 08  
Condo Fee \$544

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Listing information last updated on April 4th, 2025 at 11:32pm MDT