

## \$242,700 - 106 10611 117 Street, Edmonton

MLS® #E4418437

**\$242,700**

2 Bedroom, 2.00 Bathroom, 884 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to your dream condo in the heart of the city! This beautifully located central unit puts you steps away from any amenity you could ask for, including fantastic shopping, transit, Oliver/Unity Square, MacEwan U & vibrant downtown core. Step inside to discover a modern oasis featuring stylish décor, upgraded tile, & sleek vinyl plank flooring all accentuated by soaring 9-foot ceilings. The open-concept kitchen has stainless steel appliances, a handy pantry, a convenient eating bar perfect for casual meals & entertaining. Your primary suite offers a peaceful retreat with a generous walk-through closet leading to a private 3-piece ensuite. Enjoy the added convenience of in-suite laundry and storage, plus the luxury of an underground titled parking stall. Love to entertain or simply relax outdoors? You'll adore the massive deck that extends your living space, accessible right through your living room patio doors! This gem combines comfort, style, unbeatable location – the perfect place to call home!

Built in 2013

### Essential Information

MLS® # E4418437

Price \$242,700



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	884
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	106 10611 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0G6

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home, Secured Parking, Security Door
Parking Spaces	1
Parking	Heated, Parkade, Underground

### **Interior**

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

### **Exterior**

Exterior	Concrete, Brick, Stucco
Exterior Features	Back Lane, Landscaped, Public Transportation, Shopping Nearby

Roof	Roll Roofing
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	January 17th, 2025
Days on Market	93
Zoning	Zone 08
Condo Fee	\$508

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