

## \$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 | 100            |
| Zoning         | Zone 08        |
| Condo Fee      | \$438          |

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Listing information last updated on August 29th, 2025 at 3:32pm MDT