

Courtesy Of Sam Killick and Jakie K Ng Of ARIVL

\$219,000 - 311 10611 117 Street, Edmonton

MLS® #E4434537

\$219,000

2 Bedroom, 2.00 Bathroom, 820 sqft
Condo / Townhouse on 0.00 Acres

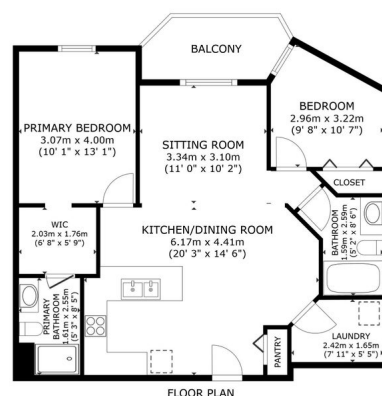
Queen Mary Park, Edmonton, AB

CENTRAL 2 BED 2 BATH CONDO IN EDMONTON WITH UNDERGROUND PARKING & IN-SUITE LAUNDRY IN QUEEN MARY PARK! Welcome to Studio Ed! This pet-friendly, modern condo is just a 12-minute walk from MACEWAN UNIVERSITY and close to UNITY SQUARE and the BREWERY DISTRICT, with great restaurants, convenience stores, and grocers nearby. It's only 10-15 minutes to MANCHESTER SQUARE and the vibrant 124 STREET area, and just a 6-minute bike ride to the beautiful VICTORIA PROMENADE and the expansive RIVER VALLEY TRAIL SYSTEM. Everything you need is minutes from home! This home features a newer stacked front-load washer and dryer and a recently updated kitchen faucet. You'll love the contemporary design with light kitchen cabinets and countertops, sleek stainless steel appliances, and stylish chrome fixtures. It's like having a touch of modern luxury right at home! This is a fantastic investment opportunity, whether you're looking for a personal home, a place for students, or an addition to your real estate portfolio!

Built in 2013

Essential Information

MLS® #	E4434537
Price	\$219,000



#311 10611 117 STREET
STUDIO ED
QUEEN MARY PARK, EDMONTON

GROSS INTERNAL AREA
FLOOR PLAN: 82.00 m² (882 sq. ft.)
EXCLUDED AREAS: BALCONY 5.77 m² (62 sq. ft.)
TOTAL: 87.77 m² (944 sq. ft.)
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Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	820
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	311 10611 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0G6

Amenities

Amenities	No Smoking Home, Parking-Visitor, Security Door, Storage-In-Suite, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Parkade, Underground

Interior

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

Exterior

Exterior	Wood, Brick, Fiber Cement, Metal
Exterior Features	Low Maintenance Landscape, Paved Lane, Public Transportation,

	Schools, Shopping Nearby
Roof	Roll Roofing
Construction	Wood, Brick, Fiber Cement, Metal
Foundation	Concrete Perimeter

School Information

Elementary	JOHN A. MCDOUGALL
Middle	SPRUCE AVENUE
High	VICTORIA

Additional Information

Date Listed	May 5th, 2025
Days on Market	7
Zoning	Zone 08
Condo Fee	\$509

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Listing information last updated on May 12th, 2025 at 9:02am MDT