

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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 8:17pm MDT