

## \$215,000 - 10611 117 Street, Edmonton

MLS® #E4440343

**\$215,000**

2 Bedroom, 2.00 Bathroom, 848 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to Studio Ed Living! Nestled in the heart of downtown Edmonton's vibrant Brewery District, this exquisite condo offers the epitome of urban living fused with modern comfort. As you step into this chic residence, you're greeted by a seamless blend of design and functionality. With two spacious bedrooms, master suite boasting its own private bathroom. The open-concept living area is bathed in natural light from the patio door taking you out on to the balcony, creating a welcoming ambiance for entertaining guests or unwinding. The sleek kitchen features stainless steel appliances and ample storage space, making it a culinary haven for anyone. Located just steps away from the renowned Brewery District, residents have easy access to an array of trendy restaurants, cafes, boutiques, and entertainment options. Whether you're exploring the local downtown scene, enjoying a leisurely stroll along the river valley, or sampling craft brews at nearby breweries, the best of Edmonton is right at your doorstep.

Built in 2013

### Essential Information

MLS® # E4440343

Price \$215,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	848
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

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

### Amenities

Amenities	See Remarks
Parking	Heated, Parkade, Underground

### Interior

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

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 3rd, 2025  
Days on Market                12  
Zoning                              Zone 08  
Condo Fee                        \$524

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