

## \$350,000 - 201 10736 116 Street, Edmonton

MLS® #E4454552

**\$350,000**

2 Bedroom, 2.00 Bathroom, 502 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Spacious One-Level Condo with Two Balconies in a Modern Building! This beautifully designed home offers a functional single-level layout with exceptional features. The open living and dining area flows seamlessly into a stylish kitchen with stainless steel appliances, quartz counters, soft-close cabinetry, LED lighting, and direct access to one of two private balconies. The unit includes two spacious bedrooms, a dedicated laundry room with storage, and two full bathrooms – a 3-piece and a 4-piece – offering both comfort and convenience. Finished with plank flooring and triple-pane windows, the home is bright, energy-efficient, and inviting. The building itself is constructed to the highest standards, with acrylic stucco, wood, and Tyndall stone accents, plus a high-efficiency boiler system. Ideally located near MacEwan University, downtown, shopping, and transit. Perfect for professionals, students, or investors. Currently tenant occupied, possession subject to tenancy.

Built in 2017

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4454552  |
| Price    | \$350,000 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 502               |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 201 10736 116 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 3M2              |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Stall       |

### Interior

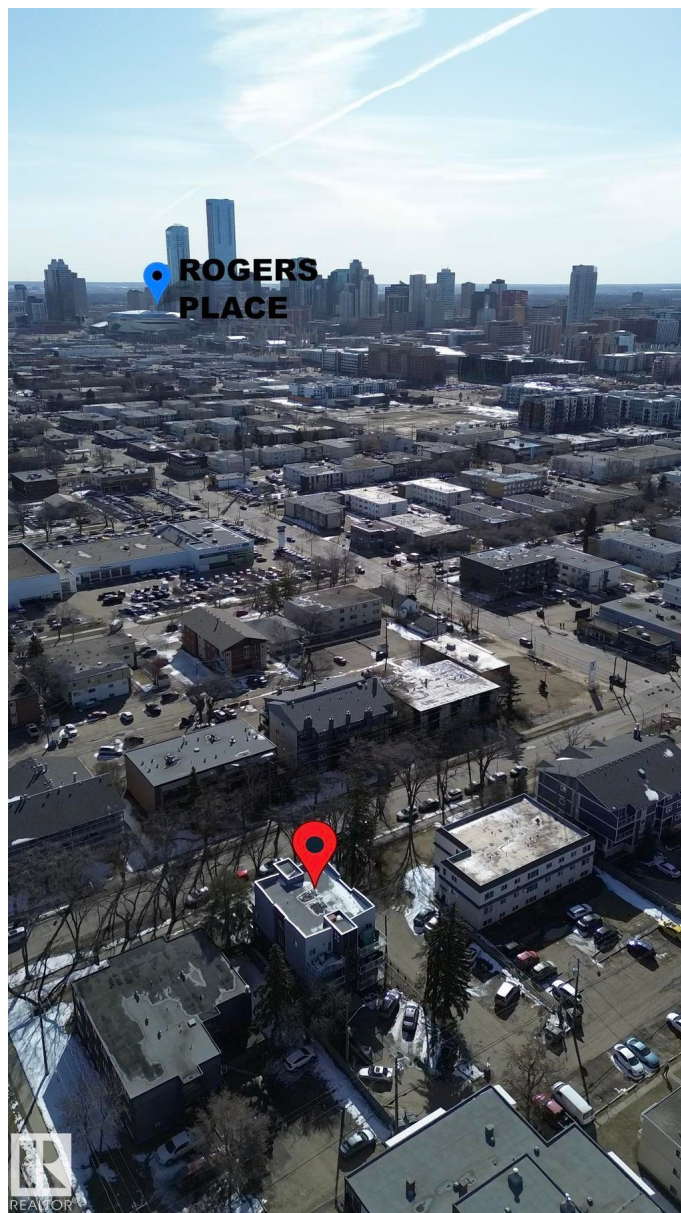
|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher - Energy Star, Dryer, Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| # of Stories      | 3                                                                                           |
| Stories           | 3                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Finished                                                                              |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | See Remarks        |
| Roof              | SBS Roofing System |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 08           |
| Condo Fee      | \$342             |



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Listing information last updated on September 7th, 2025 at 6:02pm MDT