

Courtesy Of David M Ozubko Of Real Broker

## \$275,000 - 212 10611 117 Street, Edmonton

MLS® #E4455298

**\$275,000**

2 Bedroom, 2.00 Bathroom, 996 sqft  
Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Experience downtown Edmonton living at Studio Ed in Queen Mary Park. This 2 bedroom 2 bathroom condo is a 10 minute walk to Grant MacEwan University, the LRT, Rogers Place and downtown shopping, dining and entertainment. The open-concept layout provides room for living and dining areas alongside the kitchen, perfect for hosting friends or relaxing after a busy day. The primary suite features a walk-through closet and private ensuite, while the 2nd bedroom and full bath add flexibility for guests, roommates or a home office. Start your mornings with coffee on the east-facing balcony. With 2 underground heated parking stalls, water and heat included in condo fees and pet-friendly building, this home delivers both comfort and convenience. No yard means low-maintenance ownership, making it an excellent choice for first-time buyers, students or investors looking for a modern downtown Edmonton condo close to groceries, cafes, everything you need is right outside your door. (some photos virtually staged).

Built in 2013

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4455298  |
| Price  | \$275,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 996                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 212 10611 117 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0G6              |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | Closet Organizers, Intercom, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite |
| Parking Spaces | 2                                                                                                                     |
| Parking        | Double Indoor, Heated, Parkade, Underground                                                                           |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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, Flat Site, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Roll Roofing                                                                                                           |
| Construction      | Wood, Brick, Fiber Cement, Metal                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                     |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | John A. McDougall School |
| Middle     | Spruce Avenue School     |
| High       | Victoria School          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 08           |
| Condo Fee      | \$616             |

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Listing information last updated on September 7th, 2025 at 2:02am MDT