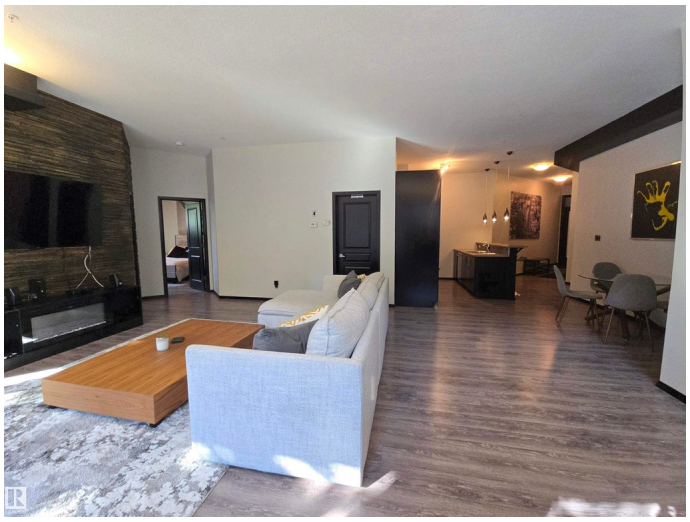
Courtesy Of Stephanie Martin-Rawluk Of Exp Realty

$365,000 - 106 10531 117 Street, Edmonton

MLS® #E4457907

$365,000
2 Bedroom, 2.00 Bathroom, 1,356 sqft
Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB



This executive style condo is an absolute MUST SEE. This modern unit is expansive, with 10 ft ceilings, and over 1200 sq. ft of living space. The floor to ceiling windows along the south side are absolutely gorgeous & let so much sunlight in. Situated on the ground floor there is an ease of access that makes this feel much more like a home. In this prime location downtown next to the Brewery District, you are steps away from Macewan University, green parks, walking paths, shopping, gyms, cafes and restaurants. Everything in this home has been updated from the flooring, to the stainless steel appliances, paint, and bathroom renovations. With a new furnace, air conditioning unit, and hot water tank you have everything shiny and new to enjoy for years to come. The quiet street includes ample parking for guests and your own titled, underground stall to keep your car warm. Enjoy the ease of condo life with this huge and modern space. This unit is a rare find in Edmonton's core - You need to see it in person.

Built in 2007

Essential Information

MLS® #	E4457907
Price	$365,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,356
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	106 10531 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0A8

Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Patio, Secured Parking, Security Door, Storage-In-Suite, Storage Cage
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Composition, Stone
Exterior Features	Corner Lot, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City

Roof	Asphalt Shingles
Construction	Wood, Composition, Stone
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 15th, 2025
Days on Market	2
Zoning	Zone 08
Condo Fee	$585

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Listing information last updated on September 17th, 2025 at 5:02pm MDT