

## \$180,000 - 128 10531 117 Street, Edmonton

MLS® #E4458399

**\$180,000**

2 Bedroom, 1.00 Bathroom, 889 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Ideal for FIRST-TIME HOME BUYERS, DOWNSIZERS, STUDENTS or INVESTORS! This IMMACULATE 2-bedroom, 1-bath condo offers 889 sq ft of stylish comfort with soaring 10-FT CEILINGS. The bright, open-concept living space flows into a modern kitchen featuring contrasting QUARTZ COUNTERTOPS and STAINLESS STEEL APPLIANCES. Recent renovations include newer flooring and fresh paint throughout. Enjoy your PRIVATE BALCONY—perfect for morning coffee or evening BBQs. The spacious primary bedroom includes a walk-in closet, while the sleek 4-piece bath offers ample counter space and a contemporary design. Enjoy air conditioning, secure TITLED HEATED UNDERGROUND PARKING with STEEL CAGED STORAGE, and easy access to top institutions like MacEwan University, NorQuest College, and the University of Alberta. Surrounded by amenities including Coffee Shops, Gyms, Victoria Golf Course, Oliver Outdoor Pool, Paul Kane Park, Brewery District shopping, and transit. Downtown living at its finest—move in and love where you live!

Built in 2007

### Essential Information

MLS® # E4458399

Price \$180,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 889                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 128 10531 117 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0A8              |

### Amenities

|           |                                                                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Detectors Smoke, No Smoking Home, Smart/Program. Thermostat, Secured Parking, Sprinkler System-Fire, Vinyl Windows |
| Parking   | Heated, Parkade, Underground                                                                                                                        |

### Interior

|              |                                                                                                                       |
|--------------|-----------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                             |
| # of Stories | 4                                                                                                                     |
| Stories      | 1                                                                                                                     |
| Has Basement | Yes                                                                                                                   |
| Basement     | None, No Basement                                                                                                     |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco, Vinyl                                                                                                             |
| Exterior Features | Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, View Downtown |

|              |                            |
|--------------|----------------------------|
| Roof         | Unknown                    |
| Construction | Wood, Stone, Stucco, Vinyl |
| Foundation   | Slab                       |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Westglen School       |
| Middle     | Westmount Junior High |
| High       | Ross Sheppard School  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 34                   |
| Zoning         | Zone 08              |
| Condo Fee      | \$590                |

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Listing information last updated on October 22nd, 2025 at 2:17am MDT