

## \$249,900 - 315 10611 117 Street, Edmonton

MLS® #E4464837

**\$249,900**

2 Bedroom, 2.00 Bathroom, 962 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Experience urban living at its finest in Studio Ed. This gorgeous 2-bedroom, 3rd-floor condo offers modern comfort just minutes from 104th Avenue, the Brewery District, and the Ice District. Featuring underground parking and a west-facing balcony, this bright and stylish home boasts an open-concept floor plan with a beautifully upgraded kitchen complete with an eat-up peninsula island, glass tile backsplash, stainless steel appliances, and sleek contemporary cabinetry. The spacious living and dining area easily accommodates both lounge and dining furniture, with patio doors leading to a private balcony perfect for barbecuing or relaxing while enjoying evening sunsets. The Master bedroom includes a thoughtfully designed walk-through closet and a modern ensuite with double shower. Even the laundry room has been upgraded with custom cabinetry and shelving for added convenience. Move-in ready and located in one of Edmonton's most desirable urban neighborhoods.

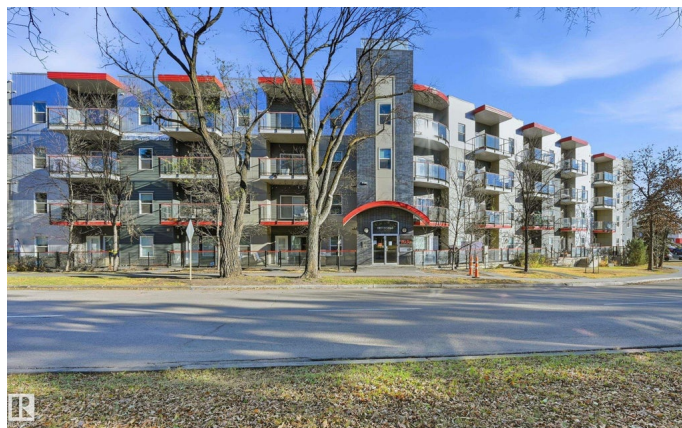
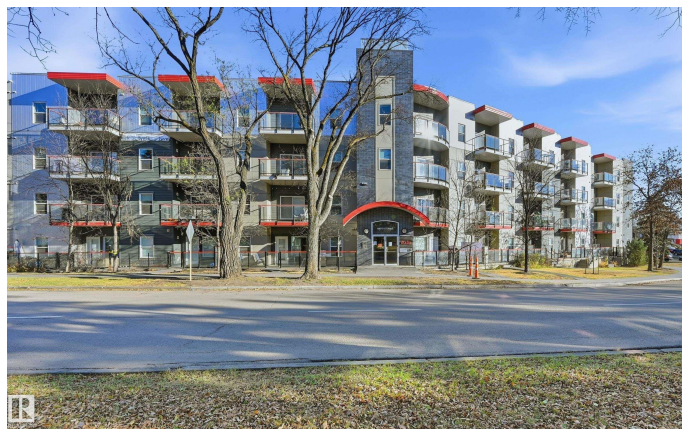
Built in 2013

### Essential Information

MLS® # E4464837

Price \$249,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 962                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 315 10611 117 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0G6              |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Underground |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                             |
| # of Stories      | 4                                                                                  |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stucco       |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco       |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 08            |
| Condo Fee      | \$555              |

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Listing information last updated on November 6th, 2025 at 4:02am MST