

\$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	6
Zoning	Zone 08
Condo Fee	\$342



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