

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
Zoning	Zone 08
Condo Fee	\$616

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 29th, 2025 at 9:17pm MDT