

\$259,900 - 303 10531 117 Street, Edmonton

MLS® #E4437636

\$259,900

2 Bedroom, 2.00 Bathroom, 1,030 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Bright & spacious 2 bed, 2 bath condo in Edmonton's vibrant Brewery District! This 1030 sq ft west-facing unit features 10' ceilings, fresh paint, new light fixtures, custom blinds & new microwave. Open floor plan includes maple kitchen cabinetry, ample counters, breakfast bar, formal dining area & in-suite laundry w/6 appliances. Primary suite offers walk-in closet & full en suite; front entry includes a 2nd walk-in closet. Upgrades include new kitchen sink/faucet, hot water tank, metal shut-off valves & high-efficiency showerhead. Enjoy peace of mind with a fully paid building envelope & window replacement project. Unit includes 1 underground parking stall w/storage, gas BBQ hookup, & access to walking trails leading to the stunning Edmonton River Valley. Walk to shops, transit, schools & more in one of the city's most connected neighborhoods!

Built in 2007

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4437636 |
| Price | \$259,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,030 |



| | |
|------------|------------------------|
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 303 10531 117 Street |
| Area | Edmonton |
| Subdivision | Queen Mary Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5H 0A8 |

Amenities

| | |
|----------------|---|
| Amenities | Ceiling 10 ft., Deck, Intercom, Low Flow Faucets/Shower, Parking-Visitor, Sprinkler System-Fire, Storage Cage |
| Parking Spaces | 1 |
| Parking | Heated, Parkade, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, 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, Brick, Stucco, Hardie Board Siding |
| Exterior Features | Corner Lot, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof | Tar & Gravel |
| Construction | Wood, Brick, Stucco, Hardie Board Siding |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 110 |
| Zoning | Zone 08 |
| Condo Fee | \$438 |

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Listing information last updated on September 8th, 2025 at 6:17pm MDT