

## \$99,800 - N/A, Edmonton

MLS® #E4449865

**\$99,800**

2 Bedroom, 1.00 Bathroom, 1,003 sqft  
Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

### INVESTOR & FIRST TIME BUYER ALERT!

Located just a few blocks north of downtown, this 2 bdrm condo offers an excellent opportunity for investors looking to grow their portfolio. Vacant now, previous Tenant was paying - \$1175! The spacious layout includes two comfortable bdrms, a full bath, and a cozy living space that leads to a private balcony—perfect for relaxing or enjoying your morning coffee. An assigned parking stall is included for added convenience. With easy access to shopping, amenities, Brewery District, 124th St & Grant MacEwan, this condo is ideally situated for those seeking convenience & connectivity. Whether you're looking to add to your investment portfolio or start your journey in real estate! Don't miss out! Note- pictures have had tenants items removed via a.i.

Built in 1971

### Essential Information

|                |          |
|----------------|----------|
| MLS® #         | E4449865 |
| Price          | \$99,800 |
| Bedrooms       | 2        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 1,003    |
| Acres          | 0.00     |



|            |                        |
|------------|------------------------|
| Year Built | 1971                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | N/A             |
| Area        | Edmonton        |
| Subdivision | Queen Mary Park |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 3K3         |

### Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | Rental Pool Option |
| Parking Spaces | 1                  |
| Parking        | Stall              |

### Interior

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas       |
| # of Stories | 3                            |
| Stories      | 3                            |
| Has Basement | Yes                          |
| Basement     | None, No Basement            |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Brick, See Remarks                                           |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                       |
| Construction      | Wood, Brick, See Remarks                                           |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 45              |
| Zoning         | Zone 08         |

Condo Fee                \$566

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Listing information last updated on September 7th, 2025 at 2:02am MDT