

\$195,000 - 403 10611 117 Street, Edmonton

MLS® #E4434265

\$195,000

1 Bedroom, 1.00 Bathroom, 703 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

TOP FLOOR, West-Facing 1 Bdrm + Den with a View! Welcome to Studio Ed™ where style, comfort & value meet in Queen Mary Park, steps to the Brewery District and minutes from Downtown. This bright and spacious 700 sq ft unit features 9'™ ceilings, open-concept living, large windows, stainless steel appliances, pantry, eating bar, in-suite laundry, and a versatile den™ ideal for a home office, gym, or guest room. Enjoy morning coffee or sunset views on your private west-facing balcony. Includes TITLED, HEATED underground parking, plus extra in-suite storage and a full 4-piece bath. Perfect for first-time buyers, downsizers, or investors™ currently rented at \$1600/month. Studio Ed is a clean, secure, and professionally managed building with an elevator, security doors, a fenced courtyard, and plenty of visitor parking. Quick access to shops, cafes, parks, public transit, NAIT, and MacEwan University. A top-floor gem in a thriving, walkable neighborhood!

Built in 2013

Essential Information

MLS® # E4434265

Price \$195,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	703
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	403 10611 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0G6

Amenities

Amenities	Ceiling 9 ft., Parking-Visitor, Patio, Security Door, Storage-In-Suite
Parking	Heated, Parkade, Underground

Interior

Appliances	Dishwasher-Built-In, Oven-Microwave, 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, Public Transportation, Schools, Shopping Nearby
Roof	Roll Roofing
Construction	Wood, Brick, Fiber Cement, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 1st, 2025
Days on Market	72
Zoning	Zone 08
Condo Fee	\$440

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 July 12th, 2025 at 12:17am MDT