

\$168,000 - 309 10636 120 Street, Edmonton

MLS® #E4460681

\$168,000

2 Bedroom, 1.00 Bathroom, 802 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Urban living without the luxury price tag! This bright 2-bed, 1-bath condo puts you in the heart of the city—steps to transit, schools, universities, coffee shops, gyms, groceries, and everyday essentials. Walkability is off the charts: leave the car, lace up, and stroll to work, class, restaurants, festivals, and the river valley. Inside, an open concept living/dining area flows into a functional kitchen; two comfortable bedrooms offer flexibility for roommates, a home office, or guests. A private balcony adds fresh-air space, and in-suite laundry keeps life organized. Well-managed building with secure entry and elevator. Whether you're a first-time buyer or investor, this location is a winner—easy to rent, easy to love, and easy on the budget. Quick access to LRT and major routes gets you anywhere in minutes. Live the downtown lifestyle at an affordable price, with everything you need on foot and the city at your doorstep! Car-free living lowers costs and stress while keeping daily errands minutes away.

Built in 1993

Essential Information

MLS® # E4460681

Price \$168,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	802
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	309 10636 120 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4L5

Amenities

Amenities	Deck, Detectors Smoke, Intercom, Parking-Visitor, Security Door, Social Rooms
Parking	Stall

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Flat Site, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation Concrete Perimeter

Additional Information

Date Listed October 1st, 2025
Days on Market 20
Zoning Zone 08
Condo Fee \$402

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