

\$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

IMMEDIATE POSSESSION AVAILABLE!

Top-Floor Investment Opportunity -

West-Facing 1 Bdrm + Den with a View!

Studio Ed offers a smart investment in the heart of Queen Mary Park-just a 10-min walk to MACEWAN, a 10-min drive or 20-min bus ride to the U OF A or NAIT. This top-floor unit offers excellent rental potential with 9'™ ceilings, open-concept layout, large windows, SS appliances, pantry, eating bar, in-suite laundry, and a flexible den-perfect for students or remote workers. The private west-facing balcony adds value with beautiful sunset views. Includes TITLED, HEATED underground parking! Studio Ed is a professionally managed, secure building with an elevator, a fenced courtyard, & ample visitor parking. Located steps to the Brewery District, minutes from downtown, and close to shops, cafes, parks, public transit. Attractive to students, professionals, and long-term tenants alike-this is a turnkey, low-maintenance property in a prime, thriving and walkable location.

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	94
Zoning	Zone 08
Condo Fee	\$440

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Listing information last updated on August 3rd, 2025 at 6:32am MDT