

## \$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	90
Zoning	Zone 08
Condo Fee	\$440

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Listing information last updated on July 30th, 2025 at 7:02am MDT