

## \$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!

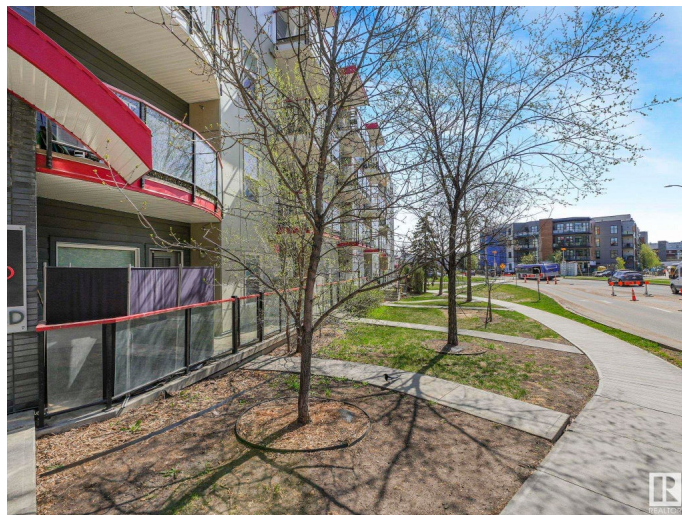
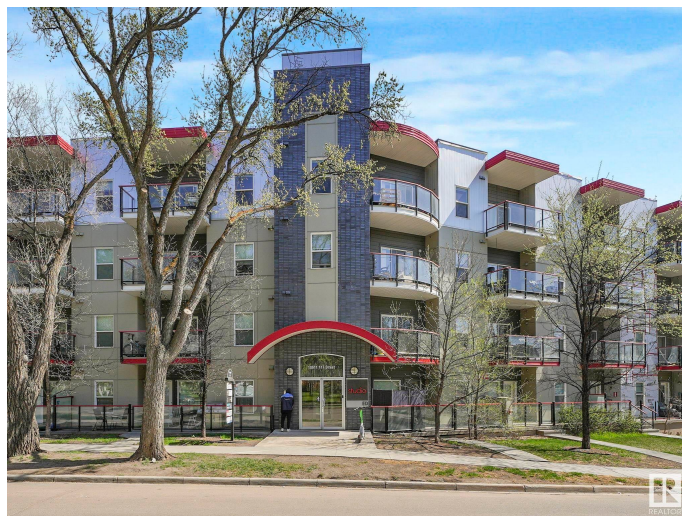
Built in 2013

### 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	76
Zoning	Zone 08
Condo Fee	\$440

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Listing information last updated on July 16th, 2025 at 4:47pm MDT