

## \$98,900 - 306 10725 111 Street, Edmonton

MLS® #E4444667

**\$98,900**

2 Bedroom, 1.00 Bathroom, 1,005 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to this spacious and affordable 2 bed/1 bath condo ideally located in Queen Mary Park & boasting just over 1000 SF! This well-kept 3rd floor unit offers a functional open layout with plenty of natural light, & newer renovated flooring. The kitchen features ample cabinetry & flows nicely into the dining area & cozy living room, which opens onto a private balcony – perfect for your morning coffee or evening wind-down. Both bedrooms are generously sized w/ great closet space, & the full 4-piece bathroom is clean & practical. Bonus vanity with sink in the bedroom adds extra utility & helps ease morning routines. The unit also includes an outdoor powered parking stall, & shared laundry is conveniently located on the same floor. Whether first-time buyer, investor, or looking to downsize, this unit offers excellent value in a great location. \*Some photos are virtually staged\*. Close to public transit, shopping, NAIT, MacEwan, & the Ice District – don't miss out.

Built in 1971

### Essential Information

MLS® #	E4444667
Price	\$98,900
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,005
Acres	0.00
Year Built	1971
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	306 10725 111 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3G2

### Amenities

Amenities	Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Flat Site, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 27th, 2025
Days on Market	65
Zoning	Zone 08
Condo Fee	\$676

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