

Courtesy Of David M Ozubko Of Real Broker

\$249,900 - 212 10611 117 Street, Edmonton

MLS® #E4455298

\$249,900

2 Bedroom, 2.00 Bathroom, 996 sqft
Condo / Townhouse on 0.00 Acres

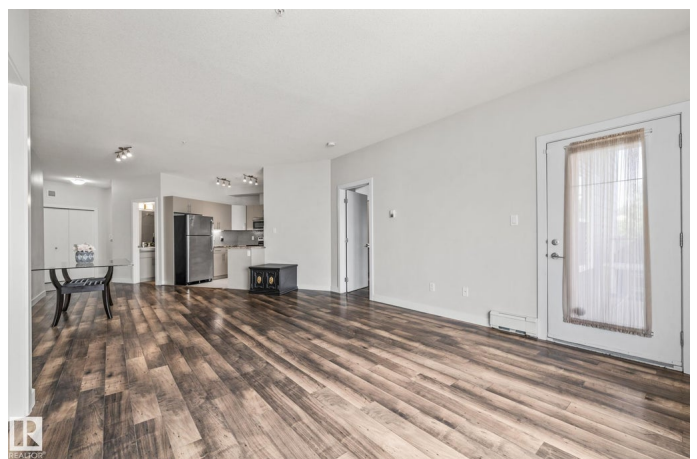
Queen Mary Park, Edmonton, AB

Experience downtown Edmonton living at Studio Ed in Queen Mary Park. This 2 bedroom 2 bathroom condo is a 10 minute walk to Grant MacEwan University, the LRT, Rogers Place and downtown shopping, dining and entertainment. The open-concept layout provides room for living and dining areas alongside the kitchen, perfect for hosting friends or relaxing after a busy day. The primary suite features a walk-through closet and private ensuite, while the 2nd bedroom and full bath add flexibility for guests, roommates or a home office. Start your mornings with coffee on the east-facing balcony. With 2 underground heated parking stalls, water and heat included in condo fees and pet-friendly building, this home delivers both comfort and convenience. No yard means low-maintenance ownership, making it an excellent choice for first-time buyers, students or investors looking for a modern downtown Edmonton condo close to groceries, cafes, everything you need is right outside your door. (some photos virtually staged).

Built in 2013

Essential Information

MLS® #	E4455298
Price	\$249,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	996
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	212 10611 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0G6

Amenities

Amenities	Closet Organizers, Intercom, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite
Parking Spaces	2
Parking	Double Indoor, Heated, Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, 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, Flat Site, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Roll Roofing
Construction	Wood, Brick, Fiber Cement, Metal
Foundation	Concrete Perimeter

School Information

Elementary	John A. McDougall School
Middle	Spruce Avenue School
High	Victoria School

Additional Information

Date Listed	August 29th, 2025
Days on Market	47
Zoning	Zone 08
Condo Fee	\$616

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 15th, 2025 at 12:47pm MDT