

**\$240,000 - 100 10531 117 Street, Edmonton**

MLS® #E4464576

**\$240,000**

2 Bedroom, 2.00 Bathroom, 1,175 sqft  
Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

INCREDIBLE 2 BED 2 BATH MAIN FLOOR  
END-UNIT WITH 10FT CEILINGS! Centrally  
located GATES ON 117TH condo complex  
with a stunning BRAND NEW EXTERIOR! You  
will love this nearly 1200 sq/ft unit with direct  
walk-up access & open concept floor plan.  
NEW VINYL PLANK FLOORING  
THROUGHOUT, along with NEW  
WASHER/DRYER, FRIDGE, DISHWASHER,  
& HWT. Keep your vehicle warm & dry  
year/round with HEATED UNDERGROUND  
PARKING STALL (WITH STORAGE CAGE)!  
Pet friendly condo complex with plenty of  
street parking in front. Convenient location  
close enough to Downtown to be near the  
action but far enough out to enjoy a more  
peaceful, relaxed setting. Walking distance to  
GMAC, Oliver Square, & The Brewery District.  
This home is ready for new owners & can  
accommodate a quick possession. Come  
check it out! \*\*Some photos virtually staged\*\*



Built in 2007

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4464576  |
| Price      | \$240,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,175                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 100 10531 117 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0A8              |

### Amenities

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 10 ft., Parking-Visitor, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Heated, Parkade, Underground                                                             |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Hardie Board Siding |
| Exterior Features | Public Transportation, Shopping Nearby   |
| Roof              | Tar & Gravel                             |
| Construction      | Wood, Brick, Stucco, Hardie Board Siding |
| Foundation        | Concrete Perimeter                       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 08            |
| Condo Fee      | \$560              |

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 November 15th, 2025 at 2:17pm MST