

Courtesy Of John Phoa Of The E Group Real Estate

## **\$94,999 - 11 10640 111 Street, Edmonton**

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MLS® #E4428651

**\$94,999**

2 Bedroom, 1.00 Bathroom, 776 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

**INVESTMENT OPPORTUNITY!** Located in the **CENTRAL & CONVENIENT** community of Queen Mary Park near downtown Edmonton. Walking distance to MacEwan University and Edmonton's light rail transit system (MacEwan Station), Kingsway Mall, Unity Square, and close to the Ice District, the Brewery District & Chinatown. This apartment features 2 good-sized bedrooms, a spacious living area, full 4-piece bathroom and an updated kitchen w/ dining space. The kitchen cabinets and countertops, paint, and flooring were renovated a few years ago. Included is a large closet in the main hallway and large windows in the home. Laundry room available in building! A designated parking stall is located next to the back door entrance for ease of use. Queen Mary Park is a mature neighborhood with beautiful tree-lined streets, a vibrant community and has quick and easy access to public transportation, schools and more. Convenient ETS bus routes: #901, #902, and on 107 Ave & 110 Street.



Built in 1969

### **Essential Information**

MLS® #	E4428651
Price	\$94,999
Bedrooms	2

Bathrooms 1.00  
Full Baths 1  
Square Footage 776  
Acres 0.00  
Year Built 1969  
Type Condo / Townhouse  
Sub-Type Lowrise Apartment  
Style Single Level Apartment  
Status Active

### Community Information

Address 11 10640 111 Street  
Area Edmonton  
Subdivision Queen Mary Park  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5H 3E9

### Amenities

Amenities Intercom, No Animal Home, No  
Parking Stall

### Interior

Appliances Hood Fan, Refrigerator, Stove  
Heating Baseboard, Natural Gas  
# of Stories 3  
Stories 3  
Has Basement Yes  
Basement See Remarks

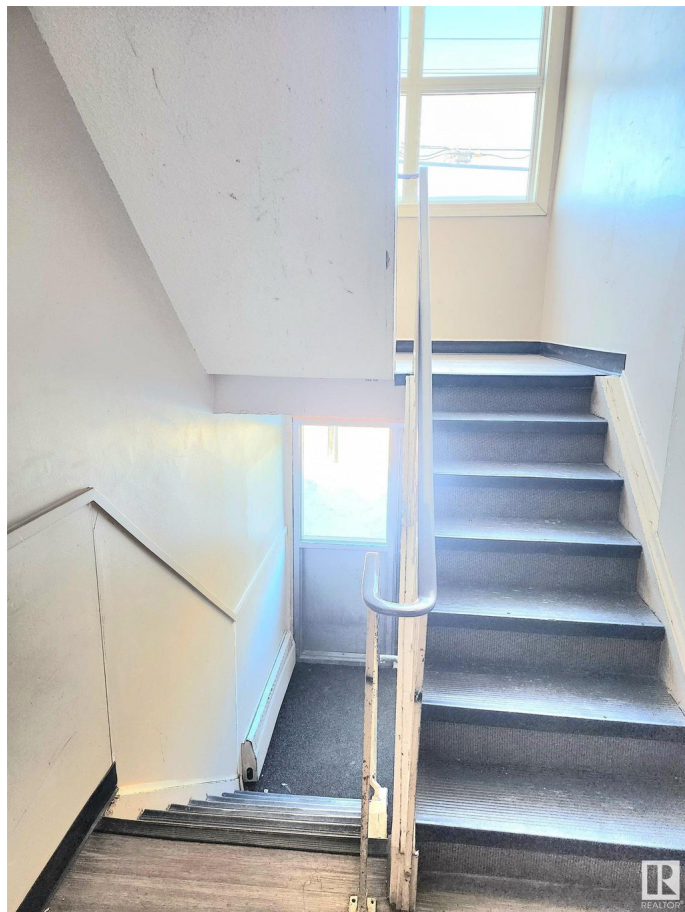
### Exterior

Exterior Wood, Brick, Vinyl  
Exterior Features Public Transportation  
Roof Unknown  
Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### Additional Information



Date Listed April 2nd, 2025  
Days on Market 2  
Zoning Zone 08  
Condo Fee \$470



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Listing information last updated on April 4th, 2025 at 3:32pm MDT