

## \$250,000 - 103 10531 117 Street, Edmonton

MLS® #E4438485

**\$250,000**

2 Bedroom, 2.00 Bathroom, 1,081 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

2 BED | 2 BATH | 2 PARKING STALLS

Discover urban living at Gates on 117th! This pet-friendly condo is ideally situated just steps from MacEwan University, the Brewery and ICE Districts, 124 Street, top restaurants, transit, and more yet nestled on a peaceful, tree-lined street. Soaring 10-foot ceilings and floor-to-ceiling windows fill the open-concept living space with natural light. The modern kitchen features stainless steel appliances, ample cabinetry, and a central island with an eat-up bar perfect for entertaining. Enjoy the convenience of in-suite laundry, a private covered patio with a gas BBQ hookup, and two secure tandem underground parking stalls, new vinyl plank flooring, carpet, refrigerator, and window coverings. Experience the best of downtown living with the comfort of a quiet, secure, and walkable neighbourhood.

Built in 2007

### Essential Information

MLS® #	E4438485
Price	\$250,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,081
Acres	0.00



Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	103 10531 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0A8

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Closet Organizers, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Vinyl Windows
Parking	Heated, Tandem, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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	Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco, Hardie Board Siding
Foundation	Slab

### **Additional Information**

Date Listed	May 25th, 2025
Days on Market	22
Zoning	Zone 08
Condo Fee	\$407

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Listing information last updated on June 16th, 2025 at 7:02pm MDT