

## \$175,000 - 366 10520 120 Street, Edmonton

MLS® #E4460009

**\$175,000**

2 Bedroom, 2.00 Bathroom, 854 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

SITUATED DOWNTOWN EDMONTON IN THE BREWERY DISTRICT THIS BEAUTIFUL 2 BEDROOM, 2 BATH CONDO IS SURE TO IMPRESS! Featuring vinyl plank floors throughout, you will appreciate how move-in ready this condo really is. An extra benefit is the IN-SUITE LAUNDRY and balcony that enhances the overall brightness of the space. Life is Great in the Brewery District, you are short walk to all your favourite amenities including the City Market, Art of Cake, Shoppers, Ice District and Downtown Edmonton. This unit comes with 1 parking stall included. Situated on the 3rd floor, your balcony boasts complete privacy. fibre optic was put in a few years ago, balconies were recovered along with soffits and drain pipes and a new roof in the last 10 years, water, building insurance, grounds care and maintenance, and the cost for an on site manager are included in the LOW CONDO FEE'S of only \$402.08 a month. IMMEDIATE POSSESSION AVAILABLE!

Built in 1994

### Essential Information

MLS® # E4460009

Price \$175,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 854                    |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 366 10520 120 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 4L9              |

### Amenities

|           |                                                                                                                                                                                      |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, Vinyl Windows, See Remarks |
| Parking   | Stall                                                                                                                                                                                |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Washer |
| Heating           | Hot Water, Natural Gas                                                        |
| # of Stories      | 4                                                                             |
| Stories           | 1                                                                             |
| Has Basement      | Yes                                                                           |
| Basement          | None, No Basement                                                             |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                        |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 22                   |
| Zoning         | Zone 08              |
| Condo Fee      | \$402                |

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Listing information last updated on October 21st, 2025 at 7:02am MDT