

## **\$120,000 - 304 10615 110 Street, Edmonton**

MLS® #E4400666

**\$120,000**

2 Bedroom, 1.00 Bathroom, 843 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Priced to Sell! Location! Location! This large 3rd floor, 843 sq ft 2 bedroom, 1 bath condo unit is within walking distance to Grant MacEwan University, Rogers Place, the infamous Ice District and other amenities such as shopping, banking, restaurants (Oliver Square & the Brewhouse District) and public transit. With rich laminate & new vinyl plank flooring throughout (no carpet!), warm paint tones to match most decor and rich cherry real wood kitchen and bathroom cabinets, this unit offers it all. Large west facing balcony for all those summer bbqs & sunset watching. Also great size insuite storage closet for those seasonal items. Laundry facilities on the same floor. Many upgrades to the building within the last 2 years (water heater, boiler, sewer lines, windows, balcony doors). Great unit for students, 1st time buyers and/or as a revenue property.

Built in 1972

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4400666  |
| Price          | \$120,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 843       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1972                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 304 10615 110 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 3C7              |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Intercom, Security Door, Storage-In-Suite, Vinyl Windows |
| Parking   | Stall   |

### Interior

|              |                                     |
|--------------|-------------------------------------|
| Appliances   | Dishwasher-Portable, Hood Coverings |
| Heating      | Baseboard, Hot Water, Water         |
| # of Stories | 4                                   |
| Stories      | 1                                   |
| Has Basement | Yes                                 |
| Basement     | None, No Basement                   |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Brick, Vinyl            |
| Exterior Features | Back Lane, Paved Lane, Nearby |
| Roof              | Tar & Gravel                  |
| Construction      | Wood, Brick, Vinyl            |
| Foundation        | Concrete Perimeter            |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 6th, 2024 |
|-------------|------------------|



|                |         |
|----------------|---------|
| Days on Market | 315     |
| Zoning         | Zone 08 |
| Condo Fee      | \$475   |

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 June 16th, 2025 at 9:31pm MDT