

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

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 Smoking Home, Parking-Plug-Ins |
| Parking   | Stall                                                       |

### Interior

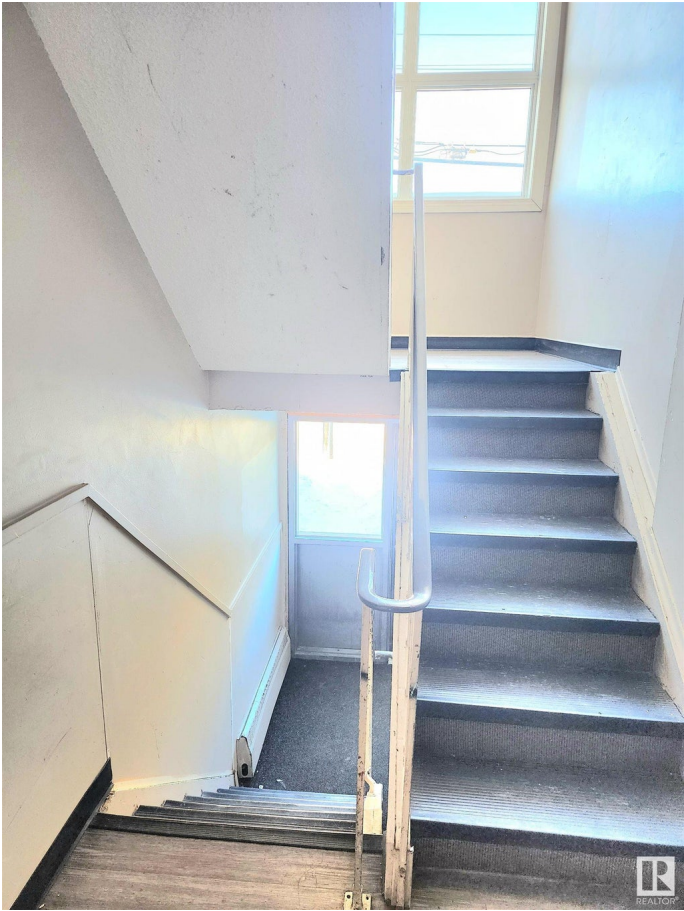
|              |                                        |
|--------------|----------------------------------------|
| Appliances   | Hood Fan, Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas                 |
| # of Stories | 3                                      |
| Stories      | 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       75  
Zoning                 Zone 08  
Condo Fee             \$470



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Listing information last updated on June 16th, 2025 at 2:17pm MDT