

## **\$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	254
Zoning	Zone 08
Condo Fee	\$475

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Listing information last updated on April 17th, 2025 at 8:47pm MDT