

## **\$89,800 - 202 10835 114 Street, Edmonton**

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MLS® #E4428340

**\$89,800**

2 Bedroom, 1.00 Bathroom, 990 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

### **INVESTOR & FIRST TIME BUYER ALERT!**

Located just a few blocks north of downtown, this 2 bdrm condo offers an excellent opportunity for investors looking to grow their portfolio. The spacious layout includes two comfortable bdrms, a full bath, and a cozy living space that leads to a private balcony—perfect for relaxing or enjoying your morning coffee. The tenant is happy to stay, making this a fantastic turnkey hassle free rental property with immediate income potential. An assigned parking stall is included for added convenience. With easy access to shopping, amenities, Brewery District, 124th St & Grant MacEwan, this condo is ideally situated for those seeking convenience & connectivity. Whether you're looking to add to your investment portfolio or start your journey in real estate, this condo is a must-see! Don't miss out!



Built in 1971

### **Essential Information**

|                |          |
|----------------|----------|
| MLS® #         | E4428340 |
| Price          | \$89,800 |
| Bedrooms       | 2        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 990      |

|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1971                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 202 10835 114 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 3K3              |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Parking-Plug-Ins, See Remarks |
| Parking Spaces | 1                             |
| Parking        | Stall                         |

### Interior

|              |                                   |
|--------------|-----------------------------------|
| Appliances   | Refrigerator, Stove-Electric      |
| Heating      | Baseboard, Hot Water, Natural Gas |
| # of Stories | 3                                 |
| Stories      | 3                                 |
| Has Basement | Yes                               |
| Basement     | None, No Basement                 |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Brick, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2025 |
| Days on Market | 32               |

|           |         |
|-----------|---------|
| Zoning    | Zone 08 |
| Condo Fee | \$566   |

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Listing information last updated on April 30th, 2025 at 11:02am MDT