

\$240,000 - 100 10531 117 Street, Edmonton

MLS® #E4464576

\$240,000

2 Bedroom, 2.00 Bathroom, 1,175 sqft
Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

INCREDIBLE 2 BED 2 BATH MAIN FLOOR
END-UNIT WITH 10FT CEILINGS! Centrally
located GATES ON 117TH condo complex
with a stunning BRAND NEW EXTERIOR! You
will love this nearly 1200 sq/ft unit with direct
walk-up access & open concept floor plan.
NEW VINYL PLANK FLOORING
THROUGHOUT, along with NEW
WASHER/DRYER, FRIDGE, DISHWASHER,
& HWT. Keep your vehicle warm & dry
year/round with HEATED UNDERGROUND
PARKING STALL (WITH STORAGE CAGE)!

Pet friendly condo complex with plenty of
street parking in front. Convenient location
close enough to Downtown to be near the
action but far enough out to enjoy a more
peaceful, relaxed setting. Walking distance to
GMAC, Oliver Square, & The Brewery District.
This home is ready for new owners & can
accommodate a quick possession. Come
check it out! **Some photos virtually staged**



Built in 2007

Essential Information

MLS® #	E4464576
Price	\$240,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,175
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	100 10531 117 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0A8

Amenities

Amenities	On Street Parking, Ceiling 10 ft., Parking-Visitor, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Stucco, Hardie Board Siding
Exterior Features	Public Transportation, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 3rd, 2025
Days on Market	6
Zoning	Zone 08
Condo Fee	\$560

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