

## \$100,000 - 2 10836 116 Street, Edmonton

MLS® #E4426565

**\$100,000**

2 Bedroom, 1.00 Bathroom, 883 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

This charming ground-floor, 2-bedroom condo in the desirable Mark II building offers a bright and contemporary living space. Recently updated with newer appliances in kitchen and laundry, new taps/faucets and lighting. The unit also features the convenience of an in-suite washer and dryer, along with ample storage space. Perfectly located in downtown, it's within walking distance of Grant MacEwan University and just minutes from NAIT. Situated in a peaceful, safe and well-maintained building, this condo provides the ideal blend of comfort and convenience. Whether you're looking for a starter home, a student residence, or a rental property, this move-in-ready gem is a fantastic opportunity!

Built in 1978

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4426565          |
| Price          | \$100,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 883               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2 10836 116 Street |
| Area        | Edmonton           |
| Subdivision | Queen Mary Park    |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5H 3M5            |

### Amenities

|                |                  |
|----------------|------------------|
| Amenities      | Storage-In-Suite |
| Parking Spaces | 1                |
| Parking        | Stall            |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas   |
| Fireplace    | Yes  |
| Fireplaces   | Corner   |
| # of Stories | 3  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 31               |

|           |         |
|-----------|---------|
| Zoning    | Zone 08 |
| Condo Fee | \$608   |

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 April 20th, 2025 at 5:47am MDT