

## \$98,900 - 306 10725 111 Street, Edmonton

MLS® #E4444667

**\$98,900**

2 Bedroom, 1.00 Bathroom, 1,005 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to this spacious and affordable 2 bed/1 bath condo ideally located in Queen Mary Park & boasting just over 1000 SF! This well-kept 3rd floor unit offers a functional open layout with plenty of natural light, & newer renovated flooring. The kitchen features ample cabinetry & flows nicely into the dining area & cozy living room, which opens onto a private balcony – perfect for your morning coffee or evening wind-down. Both bedrooms are generously sized w/ great closet space, & the full 4-piece bathroom is clean & practical. Bonus vanity with sink in the bedroom adds extra utility & helps ease morning routines. The unit also includes an outdoor powered parking stall, & shared laundry is conveniently located on the same floor. Whether first-time buyer, investor, or looking to downsize, this unit offers excellent value in a great location. \*Some photos are virtually staged\*. Close to public transit, shopping, NAIT, MacEwan, & the Ice District – don't miss out.

Built in 1971

### Essential Information

|           |          |
|-----------|----------|
| MLS® #    | E4444667 |
| Price     | \$98,900 |
| Bedrooms  | 2        |
| Bathrooms | 1.00     |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 1,005                  |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 306 10725 111 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 3G2              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Intercom, No Animal Home, No Smoking Home, Parking-Plug-Ins |
| Parking Spaces | 1   |
| Parking        | Stall   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Natural Gas  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco   |
| Exterior Features | Back Lane, Flat Site, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City |
| Roof              | Tar & Gravel  |
| Construction      | Wood, Brick, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 77              |
| Zoning         | Zone 08         |
| Condo Fee      | \$676           |

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Listing information last updated on September 12th, 2025 at 4:02am MDT