

# **\$125,000 - 324 10636 120 Street, Edmonton**

MLS® #E4447372

**\$125,000**

1 Bedroom, 1.00 Bathroom, 582 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Walk to MacEwan University and Unity Square from this well-maintained one-bedroom condo, perfectly situated in Edmonton's vibrant West Downtown. Freshly painted and move-in ready, this unit offers beautiful courtyard views from both the living room and large south-facing patio. Enjoy the convenience of in-suite laundry and an energized parking stall. Located in The Point Uptown II, a well-managed complex ideal for first-time buyers, students, or seniors. Low monthly condo fees of \$293 include heat and water. The building is pet-friendly (with board approval) and has no age restrictions, making it a great fit for a variety of lifestyles. Public transportation is right outside your door, along with easy access to walking and biking paths that lead to Safeway, Loblaws, Winners, and more. You're just steps from Manchester Square, a short stroll to the 124 Street Grand Market, boutique shops, and some of Edmonton's top dining destinations. MacEwan University is only a 20-minute walk away.

Built in 1993

## **Essential Information**

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Price \$125,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	582
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	324 10636 120 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4L5

### Amenities

Amenities	Detectors Smoke, Parking-Extra, Parking-Visitor, Sprinkler System-Fire
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Asphalt
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Asphalt
Foundation	Slab

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	2
Zoning	Zone 08
Condo Fee	\$294

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