# \$239,900 - 103 10531 117 Street, Edmonton

MLS® #E4454969

#### \$239,900

2 Bedroom, 2.00 Bathroom, 1,081 sqft Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

2 BED | 2 BATH | 2 PARKING STALLS â€" Discover urban living at Gates on 117th! This pet-friendly condo is ideally situated just steps from MacEwan University, the Brewery and ICE Districts, 124 Street, top restaurants, transit, and moreâ€"yet nestled on a peaceful, tree-lined street. Soaring 10-foot ceilings and floor-to-ceiling windows fill the open-concept living space with natural light. The modern kitchen features stainless steel appliances, ample cabinetry, and a central island with an eat-up barâ€"perfect for entertaining. Enjoy the convenience of in-suite laundry, a private covered patio with a gas BBQ hookup, and two secure tandem underground parking stalls, new vinyl plank flooring, carpet, refrigerator, and window coverings. Experience the best of downtown living with the comfort of a quiet, secure, and walkable neighbourhood.

Built in 2007

### **Essential Information**

MLS® # E4454969

Price \$239,900

Bedrooms 2

Bathrooms 2.00

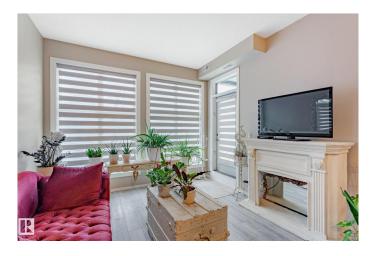
Full Baths 2

Square Footage 1,081

Acres 0.00







Year Built 2007

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 103 10531 117 Street

Area Edmonton

Subdivision Queen Mary Park

City Edmonton
County ALBERTA

Province AB

Postal Code T5H 0A8

#### **Amenities**

Amenities Air Conditioner, Ceiling 10 ft., Closet Organizers, Detectors Smoke,

Front Porch, Hot Water Natural Gas, No Smoking Home, Parking-Visitor,

Vinyl Windows

Parking Heated, Tandem, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan,

Refrigerator, Stacked Washer/Dryer, Stove-Electric, 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 Picnic Area, Playground Nearby, Public Transportation, Schools,

Shopping Nearby, See Remarks

Roof Tar & amp; Gravel

Construction Wood, Brick, Stucco, Hardie Board Siding

Foundation Slab

### **Additional Information**

Date Listed August 27th, 2025

Days on Market 69

Zoning Zone 08

Condo Fee \$473

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