

Courtesy Of Jason A Thomas Of Royal LePage Summit Realty

## \$89,900 - 305 10826 113 Street, Edmonton

MLS® #E4427793

**\$89,900**

1 Bedroom, 1.00 Bathroom, 711 sqft  
Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Top floor southeast corner unit that is very spacious plus there is a balcony! Enjoy your morning coffee in the sunshine off your east balcony. This unit is very bright and has a large master bedroom with 2 closets! One closet is a standard size, and the 2nd closet is a very large walk in. The kitchen is bright with white cabinetry and numerous cabinets for storage. The dining area off the kitchen leads to your private balcony. You will enjoy how bright and open the living room is with corner windows that face east and south. The full bathroom is anchored with a tile surround tub. Visitor parking is on the south side of the building. This unit's stall is right next to the side door to the building, very convenient location, just go up the stairs and you are at your suite. Perfect location for a couple, singles or students going to NAIT or Grant MacEwan. Shopping including a drug store steps away. Laundry is on the same floor. Other upgrades include: newer fridge, stove, light fixtures etc.

Built in 1980

### Essential Information

MLS® #	E4427793
Price	\$89,900
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	711
Acres	0.00
Year Built	1980
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	305 10826 113 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3J2

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, Intercom, Parking-Plug-Ins, Parking-Visitor, Security Door, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Back Lane, Flat Site, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            March 27th, 2025

Days on Market      8

Zoning                 Zone 08

Condo Fee             \$499

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