

# \$96,000 - 301 10826 113 Street, Edmonton

MLS® #E4427113

**\$96,000**

1 Bedroom, 1.00 Bathroom, 721 sqft  
Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Presenting a modern, renovated top-floor unit that offers a unique opportunity in today's housing market. This large unit offers 720.66 sqft and features large vinyl windows & a balcony that provide an abundance of natural light. The spacious living room is well-suited for entertaining guests. A stylish, fully renovated bathroom is like the one in the catalogue. Additionally, there is a laundry room conveniently located on each floor. The unit includes an energized assigned parking stall. The monthly condo fee is \$499.24, including heat, water, common area insurance, contributions to the reserve fund and professional management. The property taxes for 2024 are \$844.40. Importantly, cats are allowed with board approval. This building's strategic location provides easy access to Grant MacEwan University, NAIT, NorQuest College, an LRT station, Royal Alexandra

Built in 1980

## Essential Information

MLS® #	E4427113
Price	\$96,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	721



Acres	0.00
Year Built	1980
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	301 10826 113 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3J2

### **Amenities**

Amenities	Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Stall

### **Interior**

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

### **Exterior**

Exterior	Wood
Exterior Features	Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 23rd, 2025
Days on Market	12

Zoning	Zone 08
Condo Fee	\$499

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