\$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

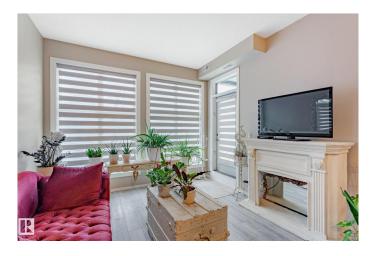
Full Baths 2

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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