

## **\$120,000 - 304 10615 110 Street, Edmonton**

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MLS® #E4400666

**\$120,000**

2 Bedroom, 1.00 Bathroom, 843 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Priced to Sell! Location! Location! This large 3rd floor, 843 sq ft 2 bedroom, 1 bath condo unit is within walking distance to Grant MacEwan University, Rogers Place, the infamous Ice District and other amenities such as shopping, banking, restaurants (Oliver Square & the Brewhouse District) and public transit. With rich laminate & new vinyl plank flooring throughout (no carpet!), warm paint tones to match most decor and rich cherry real wood kitchen and bathroom cabinets, this unit offers it all. Large west facing balcony for all those summer bbqs & sunset watching. Also great size insuite storage closet for those seasonal items. Laundry facilities on the same floor. Many upgrades to the building within the last 2 years (water heater, boiler, sewer lines, windows, balcony doors). Great unit for students, 1st time buyers and/or as a revenue property.

Built in 1972

### **Essential Information**

MLS® #	E4400666
Price	\$120,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	843



Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	304 10615 110 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3C7

### Amenities

Amenities	On Street Parking, Intercom, Security Door, Storage-In-Suite, Vinyl Windows
Parking	Stall

### Interior

Appliances	Dishwasher-Portable, Hood Coverings
Heating	Baseboard, Hot Water, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Paved Lane, Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 6th, 2024
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Days on Market	340
Zoning	Zone 08
Condo Fee	\$475

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