

Courtesy Of Aman K Rana Of Exp Realty

## \$163,000 - 151 10520 120 Street, Edmonton

MLS® #E4446395

**\$163,000**

2 Bedroom, 1.00 Bathroom, 793 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Walking distance to MACEWAN, you'll find QUIET + QUAINET living in QUEEN MARY PARK! This SOUTHWEST FACING unit allows natural light through the GENEROUS Living Room, through the Dining Area, into the adjoining kitchen with AMPLE + BRIGHT CABINETRY. The PRIMARY BEDROOM has a generous footprint + DOUBLE CLOSET as well as a LARGE WINDOW. The 2nd Bedroom can be utilized as an over-sized OFFICE or CREATIVE SPACE. The CHIC + STYLISH 4PC BATH with MARBLE patterned tub surround, continues the BRIGHT + FRESH tones that brighten the space immensely. Enjoy the ALL-SEASON, SEMI-PRIVATE PATIO, IN-SUITE LAUNDRY, dedicated STORAGE ROOM, and ASSIGNED PARKING. This is a perfect fit for anyone looking to be in one of Edmonton's most walkable neighborhoods, near the Loblaws City Market + the Brewery District.

Built in 1994

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4446395  |
| Price      | \$163,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 793                    |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 151 10520 120 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 4L9              |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Parking-Visitor, Storage-In-Suite |
| Parking   | Stall                                                    |

### Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Hot Water, Natural Gas                                       |
| # of Stories | 4                                                                       |
| Stories      | 1                                                                       |
| Has Basement | Yes                                                                     |
| Basement     | None, No Basement                                                       |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | Wood, Stucco                                                                                           |
| Foundation        | Concrete Perimeter                                                                                     |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | July 7th, 2025 |
|-------------|----------------|

Days on Market 93  
Zoning Zone 08  
Condo Fee \$402

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