

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

MLS® #E4427113

**\$96,000**

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

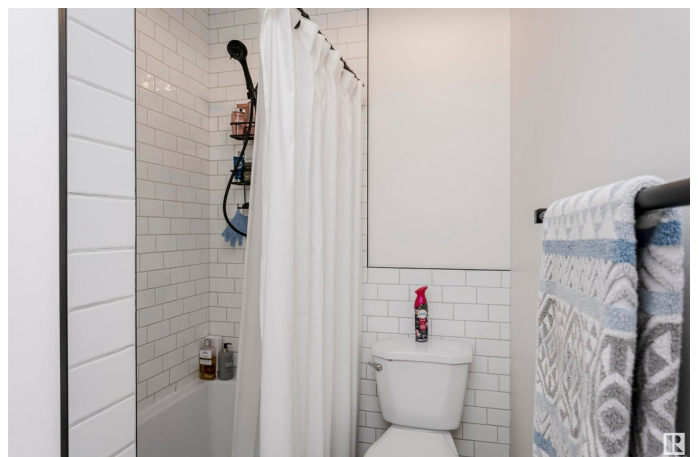
Queen Mary Park, Edmonton, AB

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   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 8:47am MDT