

## \$285,000 - 104 10736 116 Street, Edmonton

MLS® #E4454542

### \$285,000

2 Bedroom, 2.00 Bathroom, 505 sqft

Condo / Townhouse on 0.00 Acres

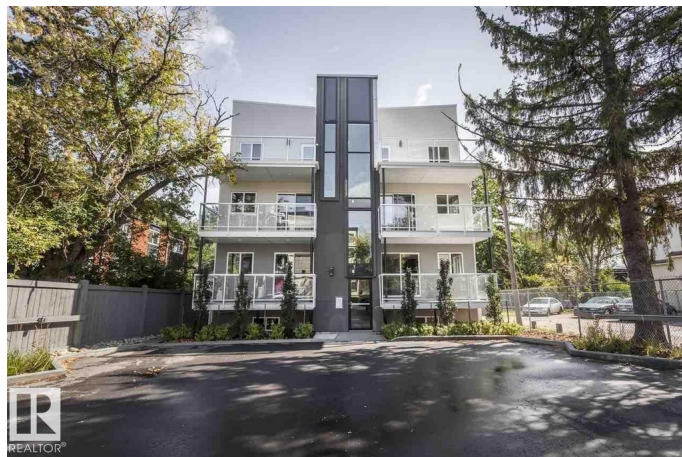
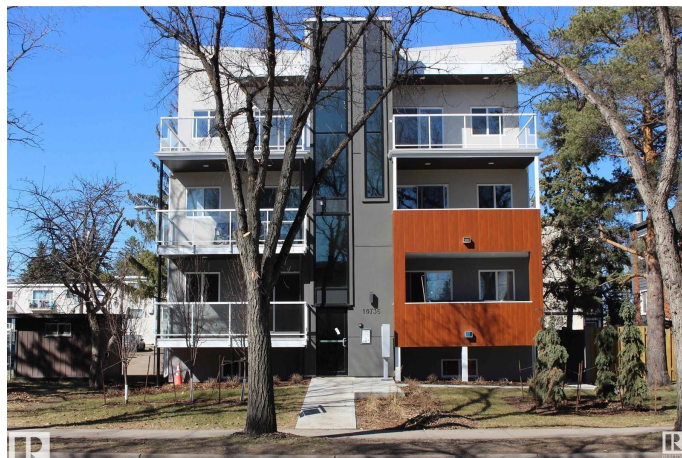
Queen Mary Park, Edmonton, AB

Exceptional 2-Level Condo in a Modern Building! This unique home offers a rare layout with bedrooms and bathrooms on separate levels for privacy. The main floor features an open living and dining area, stylish kitchen with stainless steel appliances, quartz counters, soft-close cabinetry, LED lighting, and a full 3-piece bathroom with access to a private balcony. The lower level includes two spacious bedrooms, a full 4-piece bathroom, a dedicated laundry room, and storage. Finished with plank flooring and triple-pane windows, the unit is bright and inviting. The building is built to the highest standards with acrylic stucco, wood, and Tyndall stone accents, and features a high-efficiency boiler system. Ideally located near MacEwan University, downtown, shopping, and transit. Perfect for professionals, students, or investors. Currently tenant occupied, possession subject to tenancy.

Built in 2017

### Essential Information

MLS® #	E4454542
Price	\$285,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	505
Acres	0.00
Year Built	2017
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	3 Storey
Status	Active

### Community Information

Address	104 10736 116 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3M2

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke
Parking	2 Outdoor Stalls

### Interior

Appliances	Dishwasher - Energy Star, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Landscaped, Park/Reserve, View City
Roof	SBS Roofing System
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 24th, 2025
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Days on Market 1  
Zoning Zone 08  
Condo Fee \$342



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Listing information last updated on August 25th, 2025 at 2:17pm MDT