

## \$99,800 - 111 10835 114 Street, Edmonton

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MLS® #E4455930

**\$99,800**

2 Bedroom, 1.00 Bathroom, 988 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

### INVESTOR & FIRST TIME BUYER ALERT!

Located just a few blocks north of downtown, this 2 bdrm condo offers an excellent opportunity for investors looking to grow their portfolio. Long-term tenant wishing to stay currently paying - \$1175! The spacious layout includes two comfortable bdrms, a full bath, and a cozy living space that leads to a private balcony—perfect for relaxing or enjoying your morning coffee. The tenant is happy to stay, making this a fantastic turnkey hassle free rental property with immediate income potential. An assigned parking stall is included for added convenience. With easy access to shopping, amenities, Brewery District, 124th St & Grant MacEwan, this condo is ideally situated for those seeking convenience & connectivity. Whether you're looking to add to your investment portfolio or start your journey in real estate! Don't miss out! Note- pictures have had tenants items removed via a.i.



Built in 1971

### Essential Information

|           |          |
|-----------|----------|
| MLS® #    | E4455930 |
| Price     | \$99,800 |
| Bedrooms  | 2        |
| Bathrooms | 1.00     |

|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 988                    |
| Acres          | 0.00                   |
| Year Built     | 1971                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 111 10835 114 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 3K3              |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | See Remarks, Rental Pool Option |
| Parking Spaces | 1                               |
| Parking        | Stall                           |

### Interior

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Hot Water, Natural Gas       |
| # of Stories | 3                            |
| Stories      | 3                            |
| Has Basement | Yes                          |
| Basement     | None, No Basement            |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior          | Wood, Brick                                            |
| Exterior Features | Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                           |
| Construction      | Wood, Brick                                            |
| Foundation        | Concrete Perimeter                                     |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 3                   |
| Zoning         | Zone 08             |
| Condo Fee      | \$590               |

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Listing information last updated on September 6th, 2025 at 6:47pm MDT