

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

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MLS® #E4454542

### \$285,000

2 Bedroom, 2.00 Bathroom, 505 sqft

Condo / Townhouse on 0.00 Acres

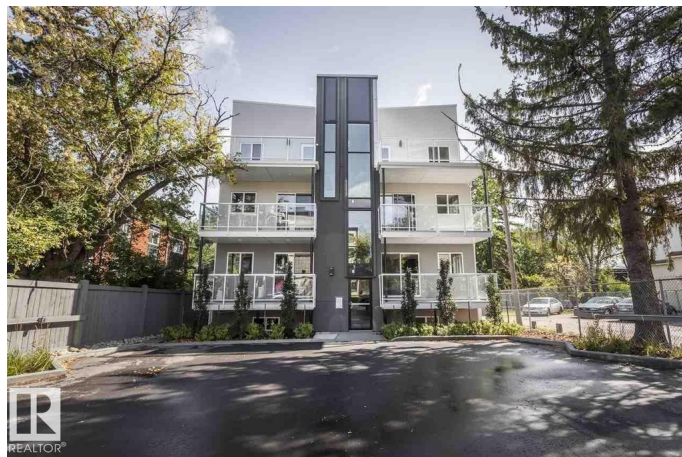
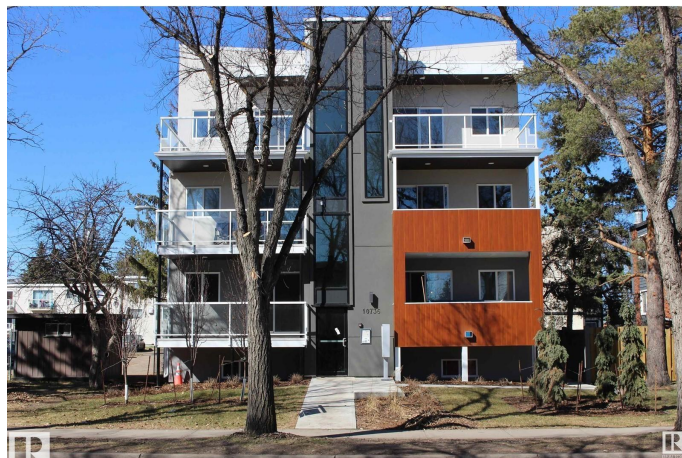
Queen Mary Park, Edmonton, AB

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 |
|-------------|-------------------|

Days on Market 4  
Zoning Zone 08  
Condo Fee \$342



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Listing information last updated on August 28th, 2025 at 4:47am MDT