

## \$180,000 - 105 10636 120 Street, Edmonton

MLS® #E4443565

**\$180,000**

2 Bedroom, 1.00 Bathroom, 863 sqft

Condo / Townhouse on 0.00 Acres

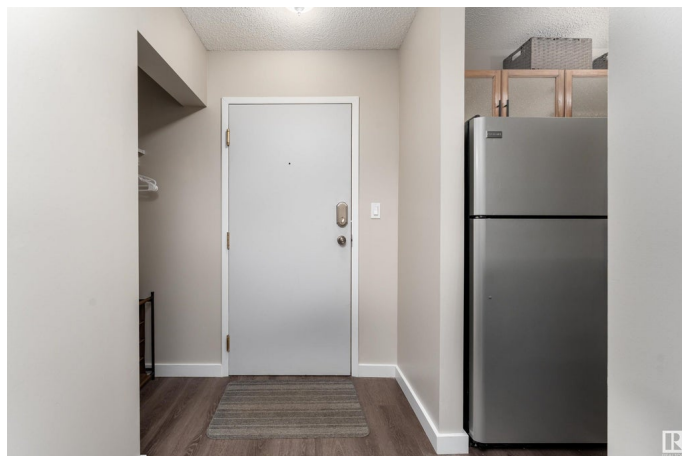
Queen Mary Park, Edmonton, AB

Conveniently located in the Brewery District, this newly renovated unit is close to all amenities—shopping centers, golf, gyms, restaurants, transit, social hubs, and within walking distance to Rogers Place. Ideal for students attending MacEwan or U of A. The complex features a unique central green space with a scenic walking path—perfect for dog walks, picnics, or relaxing. This unit includes new paint, baseboards, refinished cupboards, and custom quartz kitchen counters. Enjoy upgraded vinyl plank flooring, new doors, trims, a brand new washer/dryer, and stainless steel appliances. The bathroom has been fully upgraded with a new vanity, toilet, bathtub, and fixtures. Plumbing has been updated with separate shut-off valves exclusive to this unit—rare in the complex. Enjoy morning coffee with serene views of the landscaped courtyard. A/C attachment included. One extra parking stall currently rented for \$50/month. Move-in ready with thoughtful upgrades throughout.

Built in 1993

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4443565  |
| Price    | \$180,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 863                    |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 105 10636 120 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 4L5              |

### **Amenities**

|           |                                  |
|-----------|----------------------------------|
| Amenities | Detectors Smoke, No Smoking Home |
| Parking   | Stall                            |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds |
| Heating      | Hot Water, Natural Gas  |
| # of Stories | 4   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Corner Lot, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 08         |
| Condo Fee      | \$418           |

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Listing information last updated on June 27th, 2025 at 9:02am MDT