

## \$239,900 - 103 10531 117 Street, Edmonton

MLS® #E4454969

**\$239,900**

2 Bedroom, 2.00 Bathroom, 1,081 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

2 BED | 2 BATH | 2 PARKING STALLS

Discover urban living at Gates on 117th! This pet-friendly condo is ideally situated just steps from MacEwan University, the Brewery and ICE Districts, 124 Street, top restaurants, transit, and more—yet nestled on a peaceful, tree-lined street. Soaring 10-foot ceilings and floor-to-ceiling windows fill the open-concept living space with natural light. The modern kitchen features stainless steel appliances, ample cabinetry, and a central island with an eat-up bar—perfect for entertaining. Enjoy the convenience of in-suite laundry, a private covered patio with a gas BBQ hookup, and two secure tandem underground parking stalls, new vinyl plank flooring, carpet, refrigerator, and window coverings. Experience the best of downtown living with the comfort of a quiet, secure, and walkable neighbourhood.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4454969  |
| Price          | \$239,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,081     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2007                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 103 10531 117 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0A8              |

### Amenities

|           |                                                                                                                                                          |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Closet Organizers, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Parking-Visitor, Vinyl Windows |
| Parking   | Heated, Tandem, Underground                                                                                                                              |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                               |
| # of Stories      | 4                                                                                                                                       |
| Stories           | 1                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | None, No Basement                                                                                                                       |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco, Hardie Board Siding                                                     |
| Exterior Features | Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                                                 |
| Construction      | Wood, Brick, Stucco, Hardie Board Siding                                                     |
| Foundation        | Slab                                                                                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 41                |
| Zoning         | Zone 08           |
| Condo Fee      | \$473             |

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 October 7th, 2025 at 4:02pm MDT