

\$175,000 - 354 10520 120 Street, Edmonton

MLS® #E4444704

\$175,000

2 Bedroom, 2.00 Bathroom, 781 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

BEAUTIFULLY LAID OUT & PERFECTLY LOCATED! Nestled in a quiet area just outside the HEART OF DOWNTOWN you'll find this SPACIOUS 2 BED, 2 BATH close to the Brewery District, Manchester Square, and Grant MacEwan University! Enjoy nearly 800 SQFT of OPEN-CONCEPT living with a functional layout, a WALK-IN CLOSET and 4PC ENSUITE bathroom off the primary bedroom, and a second full bath with BUILT-IN ORGANIZERS. The kitchen opens to the dining and living room—ideal for everyday living and entertaining. This unit also offers IN-SUITE LAUNDRY, a dedicated STORAGE ROOM, ASSIGNED PARKING STALL, additional SHELIVING, and a PEACEFUL, SAFE NEIGHBOURHOOD with easy access to downtown without the noise. A fantastic opportunity for professionals, downsizers, or investors!

Built in 1994

Essential Information

MLS® #	E4444704
Price	\$175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	781



Acres	0.00
Year Built	1994
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	354 10520 120 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4L9

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Parking-Visitor, Storage-In-Suite, See Remarks, Natural Gas BBQ Hookup
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 27th, 2025
Days on Market	3
Zoning	Zone 08
Condo Fee	\$402

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