

## \$163,000 - 151 10520 120 Street, Edmonton

MLS® #E4446395

**\$163,000**

2 Bedroom, 1.00 Bathroom, 793 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Functional living in QUEEN MARY PARK, near GRANT MACEWAN University and a short walk from the BREWERY DISTRICT + Manchester Square. Entering through the FOYER you will be greeted by the dedicated DINING AREA adjoined by the BRIGHT KITCHEN with AMPLE CABINETRY. This LAYOUT SMARTLY centers around the spacious LIVING ROOM adjoining the ALL-SEASON PATIO backing onto GREEN SPACE. The PRIMARY BEDROOM features a generous footprint, DOUBLE CLOSET and a LARGE WINDOW next to a STYLISH 4PC BATH. The 2ND BEDROOM could also double as an over-sized office. Enjoy the convenience of IN-SUITE LAUNDRY, a STORAGE ROOM and an ASSIGNED PARKING STALL. Situated in a quiet, secure building this is the perfect fit for STUDENTS, INVESTORS, DOWNSIZERS, and PROFESSIONALS looking for LOCATION AND VALUE in one of Edmonton's most walkable neighborhoods!

Built in 1994

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4446395  |
| Price    | \$163,000 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 793                    |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 151 10520 120 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 4L9              |

### Amenities

|           |                                                          |
|-----------|----------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Parking-Visitor, Storage-In-Suite |
| Parking   | Stall                                                    |

### Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| 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    | July 7th, 2025 |
| Days on Market | 45             |
| Zoning         | Zone 08        |
| Condo Fee      | \$402          |

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Listing information last updated on August 21st, 2025 at 2:17pm MDT