

## \$99,800 - 202 10835 114 Street, Edmonton

---

MLS® #E4449865

**\$99,800**

2 Bedroom, 1.00 Bathroom, 1,003 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

### INVESTOR & FIRST TIME BUYER ALERT!

Located just a few blocks north of downtown, this 2 bdrm condo offers an excellent opportunity for investors looking to grow their portfolio. Long-term tenant wishing to stay currently paying - \$1175! The spacious layout includes two comfortable bdrms, a full bath, and a cozy living space that leads to a private balcony—perfect for relaxing or enjoying your morning coffee. The tenant is happy to stay, making this a fantastic turnkey hassle free rental property with immediate income potential. An assigned parking stall is included for added convenience. With easy access to shopping, amenities, Brewery District, 124th St & Grant MacEwan, this condo is ideally situated for those seeking convenience & connectivity. Whether you're looking to add to your investment portfolio or start your journey in real estate! Don't miss out!



Built in 1971

### Essential Information

MLS® #	E4449865
Price	\$99,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,003

Acres	0.00
Year Built	1971
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	202 10835 114 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 3K3

### Amenities

Amenities	Rental Pool Option
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Refrigerator, Stove-Electric
Heating	Baseboard, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, See Remarks
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Brick, See Remarks
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 24th, 2025
Days on Market	5

Zoning	Zone 08
Condo Fee	\$566

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 July 29th, 2025 at 2:47am MDT