

## **\$89,800 - 202 10835 114 Street, Edmonton**

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MLS® #E4428340

**\$89,800**

2 Bedroom, 1.00 Bathroom, 990 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. The spacious layout includes two comfortable bdrms, a full bath, and a cozy living space that leads to a private balconyâ€”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, this condo is a must-see! Donâ€™t miss out!



Built in 1971

### **Essential Information**

MLS® #	E4428340
Price	\$89,800
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	990

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	Parking-Plug-Ins, See Remarks
Parking Spaces	1
Parking	Stall

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	March 29th, 2025
Days on Market	5

Zoning	Zone 08
Condo Fee	\$566

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