

\$245,900 - 103 10531 117 Street, Edmonton

MLS® #E4438485

\$245,900

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® # | E4438485 |
| Price | \$245,900 |
| 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 | May 25th, 2025 |
| Days on Market | 77 |
| Zoning | Zone 08 |
| Condo Fee | \$407 |

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Listing information last updated on August 10th, 2025 at 4:02am MDT