

Courtesy Of Oksana Liva Of RE/MAX River City

## \$308,200 - N/A, Edmonton

MLS® #E4453934

**\$308,200**

2 Bedroom, 2.00 Bathroom, 1,320 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

**\*Foreclosure Listing\*** Welcome to M-Tract Lofts in Queen Mary Park w/ unbeatable walkable location, steps from the Brewery District, restaurants, cafes, gyms & shopping, this home is perfect for those who want vibrant city living w/ unique loft vibe. 1,320 sqft blends industrial character w/ modern comfort, offering 2 bedrooms, 2 bathrooms & layout full of possibilities. The open-concept living space features exposed ductwork, hardwood floors & cozy fireplace. A wall of windows floods the area w/ natural light & opens onto a massive private balcony, perfect for entertaining or relaxing outdoors. Nice kitchen is equipped with SS appliances, plenty of storage & large peninsula w/ seating. The primary suite offers flexibility w/ either a bedroom & office or removal glass walls can easily be converted back into a spacious retreat. A second interior bedroom with sprinkler makes an ideal guest room, office, or home gym. Enjoy the convenience of underground parking, quiet tree-lined street. Condo fee TBD.

Built in 1952

### Essential Information

MLS® # E4453934

Price \$308,200

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,320                  |
| Acres          | 0.00                   |
| Year Built     | 1952                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | N/A             |
| Area        | Edmonton        |
| Subdivision | Queen Mary Park |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5H 0L9         |

### **Amenities**

|           |                   |
|-----------|-------------------|
| Amenities | Deck, See Remarks |
| Parking   | Underground       |

### **Interior**

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| # of Stories | 3                         |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### **Exterior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco                                    |
| Foundation        | Concrete Perimeter                              |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 73                |
| Zoning         | Zone 08           |
| Foreclosure    | Yes               |

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Listing information last updated on October 31st, 2025 at 6:17pm MDT