

# \$175,000 - 354 10520 120 Street, Edmonton

MLS® #E4444704

**\$175,000**

2 Bedroom, 2.00 Bathroom, 781 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

BEAUTIFULLY LAID OUT & PERFECTLY LOCATED! Nestled in a quiet area just outside the HEART OF DOWNTOWN you'll find this SPACIOUS 2 BED, 2 BATH close to the Brewery District, Manchester Square, and Grant MacEwan University! Enjoy nearly 800 SQFT of OPEN-CONCEPT living with a functional layout, a WALK-IN CLOSET and 4PC ENSUITE bathroom off the primary bedroom, and a second full bath with BUILT-IN ORGANIZERS. The kitchen opens to the dining and living room—ideal for everyday living and entertaining. This unit also offers IN-SUITE LAUNDRY, a dedicated STORAGE ROOM, ASSIGNED PARKING STALL, additional SHELIVING, and a PEACEFUL, SAFE NEIGHBOURHOOD with easy access to downtown without the noise. A fantastic opportunity for professionals, downsizers, or investors!

Built in 1994

## Essential Information

MLS® #	E4444704
Price	\$175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	781



Acres	0.00
Year Built	1994
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	354 10520 120 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4L9

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, Parking-Visitor, Storage-In-Suite, See Remarks, Natural Gas BBQ Hookup
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks
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	June 27th, 2025
Days on Market	11
Zoning	Zone 08
Condo Fee	\$402

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