

Courtesy Of Craig D Hummel Of RE/MAX River City

## **\$179,900 - 221 10636 120 Street, Edmonton**

MLS® #E4435097

**\$179,900**

2 Bedroom, 2.00 Bathroom, 782 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

**DOG OWNERS** - Your pup needs a new home and this one is affordable and close to everything! For you its across the street from Manchester Square, close to the brewery district, restaurants, art galleries and incredible shops. The building has a fantastic court yard. For your pup a couple minutes walk from at least 2 dog parks. This unit is well situated on major bus routes and close to MacEwan University, the U of A and NAIT. Makes an excellent option for investors! This fantastic unit has two bedrooms separated by a living room for privacy. The primary unit has a walk through closet and 4 piece ensuite. The other bedroom is a great size with easy access to a second 4 piece bathroom. All the appliances have been replaced with the fridge, stove, and dishwasher being around 4 years old and washer and dryer just over a year. Affordable condo fees include heat and water. Nothing to do but move in and enjoy. Very few apartments are dog friendly and youve found one of the best - allowing dogs up to 18 inches.

Built in 1993

### **Essential Information**

MLS® # E4435097

Price \$179,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	782
Acres	0.00
Year Built	1993
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	221 10636 120 Street
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 4L5

### Amenities

Amenities	Parking-Visitor, Security Door, Storage-In-Suite, See Remarks
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	1
Zoning	Zone 08
Condo Fee	\$387

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Listing information last updated on May 9th, 2025 at 8:47pm MDT