

## \$168,000 - 309 10636 120 Street, Edmonton

MLS® #E4460681

**\$168,000**

2 Bedroom, 1.00 Bathroom, 802 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Urban living without the luxury price tag! This bright 2-bed, 1-bath condo puts you in the heart of the city—steps to transit, schools, universities, coffee shops, gyms, groceries, and everyday essentials. Walkability is off the charts: leave the car, lace up, and stroll to work, class, restaurants, festivals, and the river valley. Inside, an open concept living/dining area flows into a functional kitchen; two comfortable bedrooms offer flexibility for roommates, a home office, or guests. A private balcony adds fresh-air space, and in-suite laundry keeps life organized. Well-managed building with secure entry and elevator. Whether you're a first-time buyer or investor, this location is a winner—easy to rent, easy to love, and easy on the budget. Quick access to LRT and major routes gets you anywhere in minutes. Live the downtown lifestyle at an affordable price, with everything you need on foot and the city at your doorstep! Car-free living lowers costs and stress while keeping daily errands minutes away.

Built in 1993

### Essential Information

MLS® # E4460681

Price \$168,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 802                    |
| Acres          | 0.00                   |
| Year Built     | 1993                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 309 10636 120 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 4L5              |

### Amenities

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, Intercom, Parking-Visitor, Security Door, Social Rooms |
| Parking   | Stall                                                                         |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Baseboard, Hot Water, Natural Gas                                                            |
| # of Stories | 4                                                                                            |
| Stories      | 1                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | None, No Basement                                                                            |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                      |
| Exterior Features | Corner Lot, Flat Site, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Stucco                                                                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 1st, 2025  
Days on Market                26  
Zoning                              Zone 08  
Condo Fee                        \$402

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