

## \$299,900 - 412 10518 113 Street, Edmonton

MLS® #E4453093

**\$299,900**

2 Bedroom, 2.00 Bathroom, 932 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

It's all about lifestyle and location at Maxx Urban Living! This premier, well-managed condo nestled in Queen Mary Park is steps from 104 Ave and MacEwan University. This stylish 2 bed, 2 full bath CORNER suite boasts many upgrades: sleek granite countertops, new cabinetry, a high-end SS appliance package with induction stove, pot filler, and upgraded oven range. You'll love the luxury vinyl plank flooring, fresh designer paint, and central A/C for year-round comfort. Step outside to not one, but TWO south & west-facing balconies with city views & BBQ hookup—perfect for your morning coffee or evening unwind. Your titled, heated, and secure underground parking stall is ready when you are, but with a Walk Score of 10, you might not even need it. You're steps to cafés, restaurants, galleries, boutiques, The Promenade, Jasper Ave, 124 Street, and the River Valley trails. Quick access to the Ice District, U of A, NAIT, & pub. transit. Stylish, convenient, and move-in ready—this one is not to be missed out on!

Built in 2010

### Essential Information

MLS® # E4453093

Price \$299,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 932                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 412 10518 113 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 0C6              |

### Amenities

|           |                                                                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Vinyl Windows |
| Parking   | Heated, Stall, Underground                                                                                                                                |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                        |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Washer, Window Coverings, Stove-Induction |
| Heating           | Heat Pump, Natural Gas                                                                                                                  |
| # of Stories      | 6                                                                                                                                       |
| Stories           | 1                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                     |
| Basement          | None, No Basement                                                                                                                       |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Brick, Stucco |
|----------|---------------------|

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Public Transportation, Schools, Shopping Nearby, View City |
| Roof              | EPDM Membrane                                              |
| Construction      | Wood, Brick, Stucco                                        |
| Foundation        | Concrete Perimeter                                         |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | J.A.MAcDougall/St.Catherin |
| Middle     | Spruce Ave/St.Catherine    |
| High       | Victoria/St. Joseph        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 19                |
| Zoning         | Zone 08           |
| Condo Fee      | \$541             |

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Listing information last updated on September 3rd, 2025 at 9:02pm MDT