

## \$229,000 - 446 10636 120 Street, Edmonton

MLS® #E4401379

**\$229,000**

2 Bedroom, 2.00 Bathroom, 936 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

RENOVATED AND MOVE IN READY  
AMAZING SPACE OVER LOOKING THE  
INNER COURTYARD AND IN THE HEART  
OF THE BREWERY DISTRICT!!! FABULOUS  
TOP FLOOR CORNER UNIT in "THE POINTE  
II"! This is an impressive quality renovated &  
spacious 2 bedroom 2 bathroom top floor  
QUIET corner unit that has large sized living  
areas. The space features plank flooring, lots  
of closet and storage space, bedrooms that  
will fit queen and king beds, in suite laundry,  
beautiful kitchen with stainless appliances and  
a serving window with an eating bar, spacious  
living room with a large deck and a large  
dinning area. The 2 bedrooms are at opposite  
ends of the suite so great for privacy. An  
impressive and a must see apartment!

Built in 1993

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4401379  |
| Price          | \$229,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 936       |
| Acres          | 0.00      |
| Year Built     | 1993      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 446 10636 120 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 4L5              |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite |
| Parking   | Stall                                                                        |

### Interior

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

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2024 |
| Days on Market | 253              |

|           |         |
|-----------|---------|
| Zoning    | Zone 08 |
| Condo Fee | \$479   |



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Listing information last updated on April 19th, 2025 at 5:02pm MDT