

## \$375,000 - 601 10518 113 Street, Edmonton

MLS® #E4416354

### \$375,000

4 Bedroom, 3.00 Bathroom, 1,568 sqft  
Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Experience luxury living in this 1,568 sq.ft. top-floor penthouse with 12-foot ceilings, abundant natural light, and stunning city views. This unique residence features four bedrooms, five patios, including a massive rooftop terrace (almost the same size as the entire unit itself), a spacious pantry, a walk-in closet, and a separate laundry room. While the unit awaits your finishing touches to complete the kitchen, cabinetry, flooring, and bathrooms, key elements like showers and tubs are already installed, giving you the chance to create a personalized masterpiece. Located just blocks from Rogers Arena and the Ice District, and near the Brewery District, Oliver Square, and Safeway, this penthouse offers unmatched access to dining, shopping, and entertainment. Situated in Oliver, one of Edmonton's most vibrant neighbourhoods, this is a rare opportunity to own a penthouse in an area where homes are rarely available.



Built in 2010

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4416354  |
| Price      | \$375,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,568                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 601 10518 113 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 3H5              |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Deck, No Animal Home, No Smoking Home, Parking-Visitor, See Remarks |
| Parking   | Heated, Underground   |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| # of Stories      | 6                         |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | None, No Basement         |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Steel, Brick, Stucco                                   |
| Exterior Features | Shopping Nearby, View City, View Downtown, See Remarks |
| Roof              | EPDM Membrane  |
| Construction      | Steel, Brick, Stucco                                   |
| Foundation        | Concrete Perimeter                                     |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 18th, 2024 |
| Days on Market | 146                 |
| Zoning         | Zone 08             |
| Condo Fee      | \$756               |

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Listing information last updated on May 13th, 2025 at 11:32pm MDT