

Courtesy Of Oksana Liva Of RE/MAX River City

\$316,600 - N/A, Edmonton

MLS® #E4453934

\$316,600

2 Bedroom, 2.00 Bathroom, 1,320 sqft

Condo / Townhouse on 0.00 Acres

Queen Mary Park, Edmonton, AB

Welcome to M-Tract Lofts in Queen Mary Park w/ unbeatable walkable location, steps from the Brewery District, restaurants, cafes, gyms & shopping, this home is perfect for those who want vibrant city living w/ unique loft vibe. This 1,320 sq ft loft-style condo blends industrial character w/ modern comfort, offering 2 bedrooms, 2 bathrooms & layout full of possibilities. The open-concept living space features soaring ceilings, exposed ductwork, hardwood floors & cozy fireplace. A wall of windows floods the area w/ natural light & opens onto a massive private balcony, perfect for entertaining or relaxing outdoors. Nice kitchen is equipped with SS appliances, plenty of storage & large peninsula with seating. The primary suite offers flexibility w/ either a bedroom & office or removal glass walls can easily be converted back into a spacious retreat. A second interior bedroom with sprinkler makes an ideal guest room, office, or home gym. Enjoy the convenience of underground parking, quiet tree-lined street.

Built in 1952

Essential Information

MLS® # E4453934

Price \$316,600

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,320
Acres	0.00
Year Built	1952
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	N/A
Area	Edmonton
Subdivision	Queen Mary Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5H 0L9

Amenities

Amenities	Deck, See Remarks
Parking	Underground

Interior

Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

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

Additional Information

Date Listed	August 19th, 2025
Days on Market	35
Zoning	Zone 08
Foreclosure	Yes

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 23rd, 2025 at 4:47pm MDT