

## \$175,500 - 302 10105 109 Street, Edmonton

MLS® #E4420113

**\$175,500**

1 Bedroom, 1.00 Bathroom, 960 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Rarely can you find an option in the core that allows both short term and long term rental options. This makes this unit a great option for people looking to invest, students to live in during the school year, and/or people who simply desire a loft space to call home. Fully furnished, this loft style condo is both bright and welcoming, featuring quality finishes in a minimalistic style. Accessible to so much - Save-on Foods directly across the street, shopping, downtown farmers market, U of A (1 LRT ride away), MacEwan, amazing restaurants and the Ice District. It is also close to the upcoming Warehouse Park and future LRT route. The building has had some extensive upgrades over the last couple years including a brand new energy efficient mechanical system (heating and cooling), and a new roof. You will appreciate the large west facing windows and the convenience this building offers to the heart of everything in the core.

Built in 1966

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4420113  |
| Price     | \$175,500 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                     |
|----------------|---------------------|
| Full Baths     | 1                   |
| Square Footage | 960                 |
| Acres          | 0.00                |
| Year Built     | 1966                |
| Type           | Condo / Townhouse   |
| Sub-Type       | Apartment High Rise |
| Style          | Loft                |
| Status         | Active              |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 302 10105 109 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 1M8              |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Air Conditioner, Ceiling 10 ft., Intercom |
| Parking   | See Remarks  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| # of Stories | 10   |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Metal, Wood   |
| Exterior Features | Commercial, Corner Lot, Golf Nearby, Public Transportation, Schools, Shopping Nearby, View City |
| Roof              | Tar & Gravel  |
| Construction      | Concrete, Metal, Wood   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 133                |
| Zoning         | Zone 12            |
| Condo Fee      | \$823              |

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Listing information last updated on June 16th, 2025 at 3:47pm MDT