

## \$295,000 - 213 10309 107 Street, Edmonton

MLS® #E4421527

**\$295,000**

1 Bedroom, 1.00 Bathroom, 749 sqft

Condo / Townhouse on 0.00 Acres

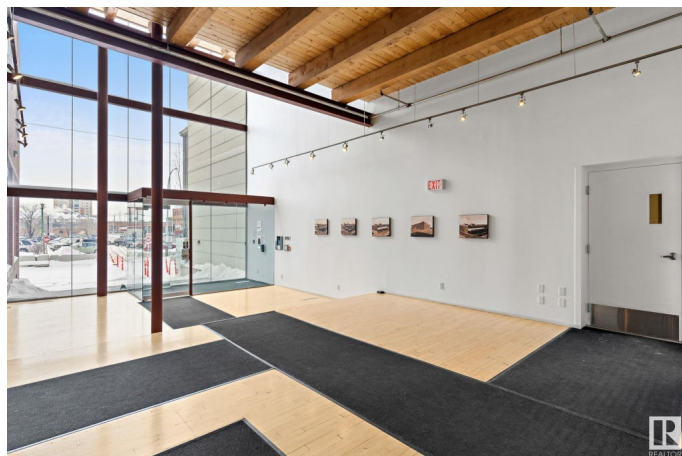
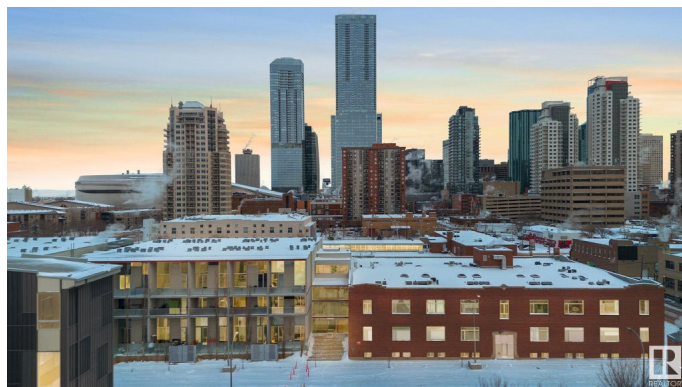
Downtown (Edmonton), Edmonton, AB

Experience downtown loft-style living at its finest! This stunning open-concept loft boasts soaring 14' ceilings, exposed brick, and a mix of hardwood laminate and slate flooring. One of the only units in the complex with a custom curved staircase, it leads to a charming and private master bedroom featuring a bright, operable skylight for fresh air. The modern kitchen showcases a spacious central island—perfect for entertaining. Relax in the spacious living room beside the striking exposed brick wall while enjoying the picturesque west-facing views through the large picture window. Located just steps to the best downtown Edmonton has to offer, this unique loft is a rare gem. If it's an investment you're looking for, this stunning downtown loft offers the perfect opportunity for short-term rentals or long-term tenants alike. Located steps from Grant MacEwan, Rogers Place, top restaurants, nightlife and AirBNB-friendly!

Built in 1928

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4421527  |
| Price      | \$295,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 749               |
| Acres          | 0.00              |
| Year Built     | 1928              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Loft              |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 213 10309 107 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 1K3              |

### Amenities

|           |                                                                              |
|-----------|------------------------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Security Door, See Remarks |
| Parking   | Stall                                                                        |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| # of Stories | 2                                                                                  |
| Stories      | 1                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | None, No Basement                                                                  |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Brick                                                        |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                 |
| Construction      | Brick                                                        |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 14th, 2025 |
| Days on Market | 77                  |
| Zoning         | Zone 12             |
| Condo Fee      | \$442               |

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Listing information last updated on May 1st, 2025 at 10:47pm MDT