

# **\$397,500 - 104 10265 107 Street, Edmonton**

MLS® #E4441693

**\$397,500**

2 Bedroom, 1.50 Bathroom, 1,525 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Beatty Lofts! UNIQUELY ZONED commercial & residential this CORNER UNIT, New York Style LOFT is ideal for investors & 1st time home buyers who want to be in the HEART OF DOWNTOWN. This MAIN FLOOR loft BOASTS over 1,500 sqft, 14 ft ceilings w/ floor to ceiling exposed brick walls & is quietly located at the rear of the complex. Separate front foyer, leading into your open concept layout, perfect for entertaining â€“ modern kitchen w/ expansive island, dining room & grand living room. Upper loft is currently being used as an office -easily convert to a guest bedroom. Primary suite features vaulted ceiling, wall closets & 5-piece ensuite â€“ w/ special feature of jack & jill pocket door access into your 2-piece guest bathroom. Concrete flooring throughout, upgraded light fixtures(2024), painted(2024), A/C & in-suite laundry. Walking distance to: 104th St Farmerâ€™s Market, restaurants, nightlife, Ice District & Rogers Place. Enjoy the luxury of the upcoming LRT Station, MacEwan & NorQuest all just steps away.

Built in 1949

## **Essential Information**

MLS® # E4441693

Price \$397,500



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,525             |
| Acres          | 0.00              |
| Year Built     | 1949              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Loft              |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 104 10265 107 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 5G2              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Parking-Extra, Security Door, Vaulted Ceiling, See Remarks |
| Parking   | Stall   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas |
| Heating           | Fan Coil, Natural Gas  |
| # of Stories      | 2  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick   |
| Exterior Features | Back Lane, Corner Lot, Public Transportation, Schools, Shopping |

|              |                     |
|--------------|---------------------|
|              | Nearby, See Remarks |
| Roof         | Tar & Gravel        |
| Construction | Concrete, Brick     |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 27              |
| Zoning         | Zone 12         |
| Condo Fee      | \$1,131         |

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Listing information last updated on July 8th, 2025 at 12:47am MDT