

## \$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	63
Zoning	Zone 12
Condo Fee	\$442

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