

## \$415,000 - 104 10309 107 St, Edmonton

MLS® #E4434863

**\$415,000**

1 Bedroom, 2.00 Bathroom, 1,569 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to true urban living in one of Downtown Edmonton's most vibrant and walkable locations. This unique condo combines industrial charm with modern updates, offering a rare blend of space, style, and city energy. Spacious and stylish 1 bed, 2 bath condo in the heart of Downtown Edmonton! With over 1,500 sq ft of open-concept living, this warehouse industrial-inspired unit features hardwood floors, a renovated kitchen and bathroom, and a large south-east facing patio. Located steps from 104th Street's best dining, nightlife, and Rogers Place. The upcoming NorQuest LRT Station will be right outside your door, along with MacEwan University, NorQuest College, Jasper Avenue, and Warehouse Park coming by the end of 2025. Being just minutes away on foot, this property is easily accessible and in the core of the city. A great opportunity for young professionals or investors with other Airbnb units currently operating in the building, short-term rental potential exists.

Built in 1928

### Essential Information

MLS® #	E4434863
Price	\$415,000
Bedrooms	1



Bathrooms	2.00
Full Baths	2
Square Footage	1,569
Acres	0.00
Year Built	1928
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Loft
Status	Active

### Community Information

Address	104 10309 107 St
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 1K3

### Amenities

Amenities	Off Street Parking, On Street Parking, Ceiling 10 ft., Closet Organizers, Detectors Smoke, No Smoking Home, Open Beam, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Patio, Security Door, Storage-In-Suite, See Remarks, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Intercom, Oven-Built-In, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Fan Coil, Natural Gas
# of Stories	2
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Concrete, Brick
----------	-----------------

Exterior Features	Back Lane, Commercial, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	90
Zoning	Zone 12
Condo Fee	\$688

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 August 5th, 2025 at 7:32pm MDT