

# \$139,900 - 601 10106 105 Street, Edmonton

MLS® #E4459719

## \$139,900

2 Bedroom, 2.00 Bathroom, 1,527 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Over 1500 sq ft of stylish downtown living! This bright corner unit features expansive windows with sweeping views of the future Warehouse Park now under construction. Located in the heart of downtown, youâ€™re steps from restaurants, shops, and entertainment. Originally a commercial space, the building boasts soaring 10-ft ceilingsâ€”perfect for a live/work setup. The unit offers 2 bedrooms, 2 bathrooms, a full laundry room, and has been updated over the yearsâ€”move-in ready. Includes a titled covered parking stall. The price reflects future building work, with levies expected in the 6-figure range, and note that conventional financing is not available. An excellent opportunity to buy at a discount with long-term upside. Sold as-is.

Built in 1973

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459719  |
| Price          | \$139,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,527     |
| Acres          | 0.00      |
| Year Built     | 1973      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Apartment High Rise    |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 601 10106 105 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 5E7              |

### Amenities

|                |               |
|----------------|---------------|
| Amenities      | Security Door |
| Parking Spaces | 1             |
| Parking        | Parkade       |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                      |
| # of Stories      | 9                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior          | Concrete                                                                      |
| Exterior Features | Golf Nearby, Public Transportation, Shopping Nearby, View City, View Downtown |
| Roof              | EPDM Membrane                                                                 |
| Construction      | Concrete                                                                      |
| Foundation        | Concrete Perimeter                                                            |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 26th, 2025 |
|-------------|----------------------|

|                |         |
|----------------|---------|
| Days on Market | 49      |
| Zoning         | Zone 12 |
| Condo Fee      | \$1,042 |

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Listing information last updated on November 14th, 2025 at 12:32pm MST