

## \$290,000 - 218 10309 107 Street, Edmonton

MLS® #E4432046

**\$290,000**

1 Bedroom, 1.00 Bathroom, 906 sqft  
Condo / Townhouse on 0.00 Acres

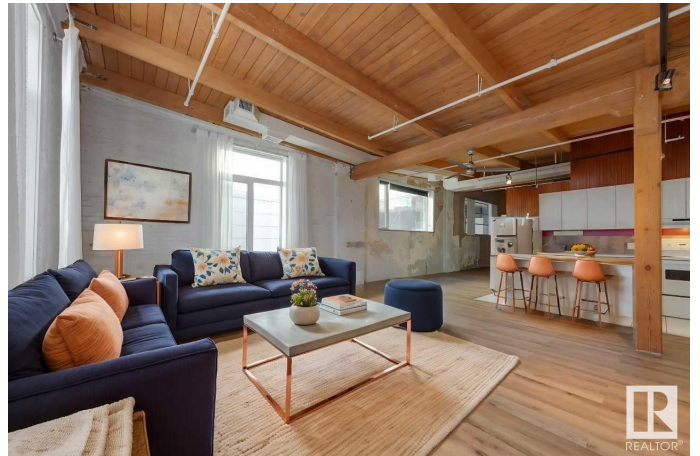
Downtown (Edmonton), Edmonton, AB

SUNNY TOP-FLOOR END-UNIT with huge windows on two sides - the ultimate, open-concept urban living experience, located directly on the NEW VALLEY LINE LRT! Downtown convenience is yours, with the LRT station soon to be steps from your front door! This unique unit is located right in the Ice District, steps from Grant MacEwan University, minutes from U of A. It features brand new vinyl plank flooring, bright open plan with 12' open beam ceilings & exposed brick walls from 1928 - it must be seen to be appreciated! Never share a machine again - you have a washer & dryer right in your unit. Includes 2 kitchen islands & PAX wardrobe system. Reasonable condo fee covers everything except power. The new LRT line is well underway and will make sure you can get wherever you want to go, quickly! With heated, secure underground parking, you can walk to concerts, restaurants, shopping and markets in minutes!! Short-term rentals allowed with approval. Ideal property for the cosmopolitan single, couple, or investor!

Built in 1928

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4432046  |
| Price  | \$290,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 906               |
| Acres          | 0.00              |
| Year Built     | 1928              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Loft              |
| Status         | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 218 10309 107 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 1K3              |

### **Amenities**

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Closet Organizers, Secured Parking, Security Door, Vaulted Ceiling |
| Parking Spaces | 1                                                                  |
| Parking        | Heated, Underground                                                |

### **Interior**

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating      | Fan Coil, 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              | EPDM Membrane                                                |
| Construction      | Brick                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 22nd, 2025  
Days on Market                9  
Zoning                              Zone 12  
Condo Fee                        \$544

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