

## \$269,000 - 306 10179 105 Street, Edmonton

MLS® #E4433300

**\$269,000**

1 Bedroom, 1.50 Bathroom, 1,116 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Fully renovated luxury loft in the heart of downtown Edmonton. Finished top to bottom with modern design and open layout. Exquisite ensuite bathroom with heated floors, steam shower and freestanding tub. Spacious primary bedroom with two closets and wall mounted fireplace for ambiance. Chef's kitchen is equipped with stainless steel Bosch appliances, built-in oven, countertop stove and wraparound quartz countertops. The kitchen flows seamlessly together with the bar and theatre-like lounging area; relax or entertain in style. In-suite laundry for your convenience. Walk-in pantry just steps from your front door provides ample storage. Formal dining and workstation round out the space. Pet-friendly with board approval and steps away from Alex Decoteau dog park. Secure and heated underground parking included for you and your guests. All utilities except electricity included with condo fee. Opportunistically priced below the independently appraised value of \$280k.

Built in 1978

### Essential Information

MLS® #	E4433300
Price	\$269,000
Bedrooms	1
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,116
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Loft
Status	Active

### Community Information

Address	306 10179 105 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 3N1

### Amenities

Amenities	Air Conditioner, Bar, Closet Organizers, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings, Wine/Beverage Cooler, TV Wall Mount
Heating	Hot Water, Water
Fireplace	Yes
Fireplaces	Stone Facing, Wall Mount
# of Stories	10
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete
Exterior Features	Public Transportation, Shopping Nearby, View Downtown
Roof	Tar & Gravel
Construction	Concrete
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 29th, 2025
Days on Market	49
Zoning	Zone 12
Condo Fee	\$736

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