

# \$155,900 - 1 10249 104 Street, Edmonton

MLS® #E4442726

**\$155,900**

1 Bedroom, 1.00 Bathroom, 626 sqft

Condo / Townhouse on 0.00 Acres

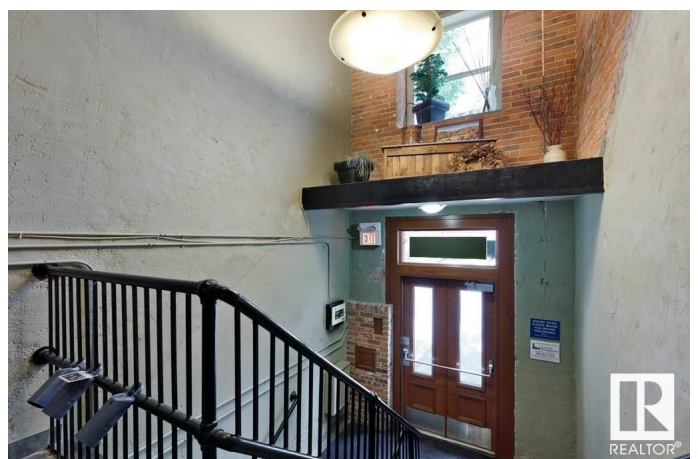
Downtown (Edmonton), Edmonton, AB

**LOCATION! LOCATION! LOCATION!** Right in the heart of downtown only 2 blocks from MacEwan University, Rogers Place & the ICE Entertainment district & a few blocks away from the LRT with easy access to U of A & NAIT. This unit has so much to offer! Step outside your building on a Saturday morning & you'll be right in the action of the outdoor farmer's market with unique vendors, entertainment & food trucks. Located in the refurbished Cobogo Lofts, this unit has a cozy welcoming feel with extensive use of brick to create interesting feature walls. There is a large storage room which could easily be set up as a study space or home office. There is even an in-suite European washer/dryer. Low condo fees of \$202.73 per month. Utilities (power, water, heat/gas, sewer and garbage) are paid directly to the condo corp. at \$156 per month. This is a great low cost unit in a well managed building. Some furniture negotiable making it perfect as a starter, an investment or perhaps a parental investment for students.

Built in 1913

## Essential Information

MLS® #	E4442726
Price	\$155,900
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	626
Acres	0.00
Year Built	1913
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Loft
Status	Active

### Community Information

Address	1 10249 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 1B1

### Amenities

Amenities	Intercom, No Smoking Home, Security Door, Storage-In-Suite
Parking	No Parking

### Interior

Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Refrigerator, Stove-Electric
Heating	Fan Coil, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Brick
Exterior Features	Back Lane, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Roll Roofing
Construction	Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 17th, 2025
Days on Market	23
Zoning	Zone 12
Condo Fee	\$203

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Listing information last updated on July 10th, 2025 at 8:17am MDT