

## \$498,900 - 134 10309 107 Street, Edmonton

MLS® #E4447820

**\$498,900**

1 Bedroom, 1.00 Bathroom, 1,717 sqft  
Condo / Townhouse on 0.00 Acres

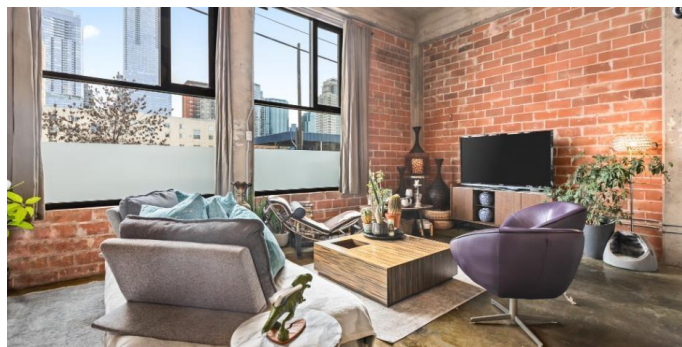
Downtown (Edmonton), Edmonton, AB

Bold, stylish and full of character this one-of-a-kind 1 bedroom plus flex space 1 bath loft in downtown Edmonton blends industrial edge with modern comfort. Soaring 17 ft concrete ceilings, exposed pillars and in-floor heating make a dramatic first impression. The open-concept kitchen is designed for entertaining with two-tone cabinetry, quartz counters and premium stainless appliances. A cozy flex space is perfect for a reading nook or home office. Upstairs the lofted bedroom features warm hardwood floors, exposed brick and space to lounge or work overlooking the main level. The spacious main floor bath is thoughtfully upgraded. Extras include fresh paint, custom lighting, 2 storage rooms and heated underground parking. Steps to MacEwan, LRT, Ice District, river valley trails and top dining this loft offers downtown living with undeniable flair ideal for students, professionals or investors looking for a unique urban lifestyle.

Built in 1928

### Essential Information

MLS® #	E4447820
Price	\$498,900
Bedrooms	1



Bathrooms	1.00
Full Baths	1
Square Footage	1,717
Acres	0.00
Year Built	1928
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Loft
Status	Active

### **Community Information**

Address	134 10309 107 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 1K3

### **Amenities**

Amenities	Air Conditioner, Intercom, Security Door, Sprinkler System-Fire
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Brick

Foundation                Concrete Perimeter

**School Information**

Elementary                Garneau School  
Middle                      Allendale School  
High                        McKernan School

**Additional Information**

Date Listed                July 15th, 2025  
Days on Market        54  
Zoning                      Zone 12  
Condo Fee                \$856

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