

Courtesy Of Brayden Guy and Dan C Chalifoux Of Real Broker

# \$198,000 - 504 10105 109 St Street, Edmonton

MLS® #E4412387

**\$198,000**

2 Bedroom, 2.00 Bathroom, 1,332 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

PHENOMENAL LOCATION! Come live the downtown life in the gorgeous 2 bed 2 bath, over 1300 sq ft loft in The Executive! This incredibly spacious condo features over 10ft high ceilings, large windows with a ton of natural light, s/s appliances, plentiful cabinet space, in-suite laundry and open master bedroom with a massive bathtub+walk-in shower in the spacious ensuite. With close proximity to shops, restaurants, grocery stores, golf, bars, nightlife, a view of Jasper ave, right in the heart of downtown, this property has everything! It has been immaculately kept with a welcoming, modern, open concept and gourmet kitchen. The two large bedrooms offer a ton of space and comfort. There is potential and options for indoor heated or surface parking space at either daily or monthly cost with ample street parking as well. The property is located close to LRT Stations and to post secondary institutions Grant MacEwan, NAIT, and the U of A. Great potential for Airbnb rental as well. This stunner is priced to sell!

Built in 1966

## Essential Information

MLS® #	E4412387
Price	\$198,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,332
Acres	0.00
Year Built	1966
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Loft
Status	Active

### **Community Information**

Address	504 10105 109 St Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 1M8

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Ceiling 10 ft., Security Door, See Remarks
Parking	See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Furniture Included, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	10
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete
Exterior Features	Golf Nearby, Public Transportation, Shopping Nearby, View City, See Remarks
Roof	Tar & Gravel

Construction	Concrete
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 1st, 2024
Days on Market	154
Zoning	Zone 12
Condo Fee	\$1,147

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