

## \$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                56  
Zoning                              Zone 12  
Condo Fee                        \$544

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