

## \$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 | 50               |
| Zoning         | Zone 12          |
| Condo Fee      | \$736            |

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Listing information last updated on June 17th, 2025 at 11:47pm MDT