

## \$155,900 - 2 10249 104 Street, Edmonton

MLS® #E4449698

**\$155,900**

1 Bedroom, 1.00 Bathroom, 518 sqft

Condo / Townhouse on 0.00 Acres

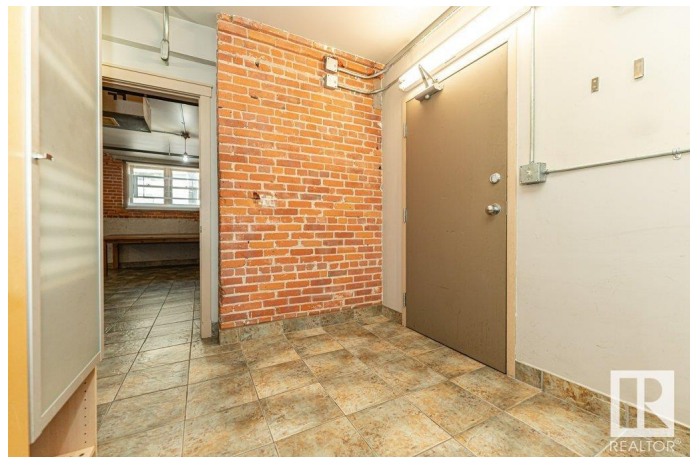
Downtown (Edmonton), Edmonton, AB

**LOCATION! LOCATION! LOCATION!** Right in the heart of downtown only 2 blocks from MacEwan University, Rogers Place and the ICE Entertainment district and a few blocks away from the LRT with easy access to U of A and NAIT. This unit has so much to offer! Step outside your building on a Saturday morning and you'll be right in the action of the outdoor farmer's market with unique vendors, entertainment and food trucks. This unit, located in the refurbished and well managed Cobogo Lofts, has a cozy welcoming feel with extensive use of brick to create interesting feature walls. Low condo fees of \$170.62 per month. Utilities (power, water, heat/gas, sewer and garbage) are paid directly to the condo corp. at \$131.75 per month. This is a great low cost unit in a well managed building. Perfect for students, young professionals & investors. Please note that photos are virtually staged.

Built in 1913

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449698  |
| Price      | \$155,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 518                    |
| Acres          | 0.00                   |
| Year Built     | 1913                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2 10249 104 Street  |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5J 1B1             |

### Amenities

|           |                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Intercom, No Smoking Home, Security Door, Sprinkler System-Fire |
| Parking   | See Remarks                                                                                            |

### Interior

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Fan Coil, Natural Gas                                                         |
| # of Stories | 5                                                                             |
| Stories      | 1                                                                             |
| Has Basement | Yes                                                                           |
| Basement     | None, No Basement                                                             |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior          | Brick                                  |
| Exterior Features | Public Transportation, Shopping Nearby |
| Roof              | Roll Roofing                           |
| Construction      | Brick                                  |
| Foundation        | Concrete Perimeter                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 45              |
| Zoning         | Zone 12         |
| Condo Fee      | \$302           |

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Listing information last updated on September 8th, 2025 at 8:32pm MDT