

## \$397,500 - 10265 107 Street, Edmonton

MLS® #E4441693

**\$397,500**

2 Bedroom, 1.50 Bathroom, 1,525 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Beatty Lofts! UNIQUELY ZONED commercial & residential this CORNER UNIT, New York Style LOFT is ideal for investors & 1st time home buyers who want to be in the HEART OF DOWNTOWN. This MAIN FLOOR loft BOASTS over 1,500 sqft, 14 ft ceilings w/ floor to ceiling exposed brick walls & is quietly located at the rear of the complex. Separate front foyer, leading into your open concept layout, perfect for entertaining – modern kitchen w/ expansive island, dining room & grand living room. Upper loft is currently being used as an office -easily convert to a guest bedroom. Primary suite features vaulted ceiling, wall closets & 5-piece ensuite – w/ special feature of jack & jill pocket door access into your 2-piece guest bathroom. Concrete flooring throughout, upgraded light fixtures(2024), painted(2024), A/C & in-suite laundry. Walking distance to: 104th St Farmer’s Market, restaurants, nightlife, Ice District & Rogers Place. Enjoy the luxury of the upcoming LRT Station, MacEwan & NorQuest all just steps away.

Built in 1949

### Essential Information

MLS® # E4441693

Price \$397,500



Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,525
Acres	0.00
Year Built	1949
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Loft
Status	Active

### Community Information

Address	10265 107 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 5G2

### Amenities

Amenities	Air Conditioner, Parking-Extra, Security Door, Vaulted Ceiling, See Remarks
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas
Heating	Fan Coil, Natural Gas
# of Stories	2
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick
Exterior Features	Back Lane, Corner Lot, Public Transportation, Schools, Shopping

	Nearby, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 11th, 2025
Days on Market	5
Zoning	Zone 12
Condo Fee	\$1,131

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