# \$397,500 - 104 10265 107 Street, Edmonton

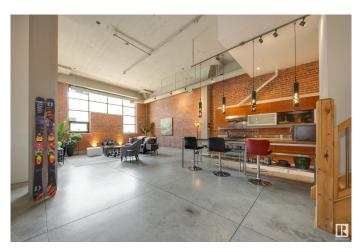
MLS® #E4441693

#### \$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
Туре	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Loft
Status	Active

# **Community Information**

Address	104 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	Concr	ete, Bri	ck					
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	22
Zoning	Zone 12
Condo Fee	\$1,131

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Listing information last updated on July 3rd, 2025 at 6:47pm MDT