

Courtesy Of David M Ozubko Of Real Broker

## \$585,000 - 134 10309 107 Street, Edmonton

MLS® #E4431460

**\$585,000**

1 Bedroom, 1.00 Bathroom, 1,717 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Loft living meets urban sophistication in this one-of-a-kind 1 bed + flex space, 1 bath unit in downtown Edmonton. Soaring 17-ft concrete ceilings, striking pillars, and in-floor heating set the tone for a space that's both bold and comfortable. The open-concept kitchen is a showstopper, featuring two-tone cabinetry, quartz countertops and premium stainless appliances, ideal for entertaining. A cozy flex space offers the perfect home office or reading nook. Upstairs, the lofted bedroom boasts warm hardwood flooring, exposed brick, space for lounging or desk setup, and views overlooking the main level. While the spacious, upgraded bathroom is located on the main floor, the home offers thoughtful layout flow. Enjoy two dedicated storage rooms, custom lighting, fresh paint and heated underground parking. Steps from MacEwan, LRT, the Ice District, river valley and dining, this character-rich loft is a standout choice for students, professionals or investors alike.

Built in 1928

### Essential Information

MLS® #	E4431460
Price	\$585,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	1,717
Acres	0.00
Year Built	1928
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Loft
Status	Active

### Community Information

Address	134 10309 107 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 1K3

### Amenities

Amenities	Air Conditioner, Intercom, Security Door, Sprinkler System-Fire
Parking Spaces	1
Parking	Heated, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
# of Stories	1
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

**School Information**

Elementary	Garneau School
Middle	Allendale School
High	McKernan School

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	75
Zoning	Zone 12
Condo Fee	\$856

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