

Courtesy Of Melissa Sabourin Of Exp Realty

## \$399,900 - 104 10309 107 St, Edmonton

MLS® #E4434863

**\$399,900**

1 Bedroom, 2.00 Bathroom, 1,569 sqft  
Condo / Townhouse on 0.00 Acres

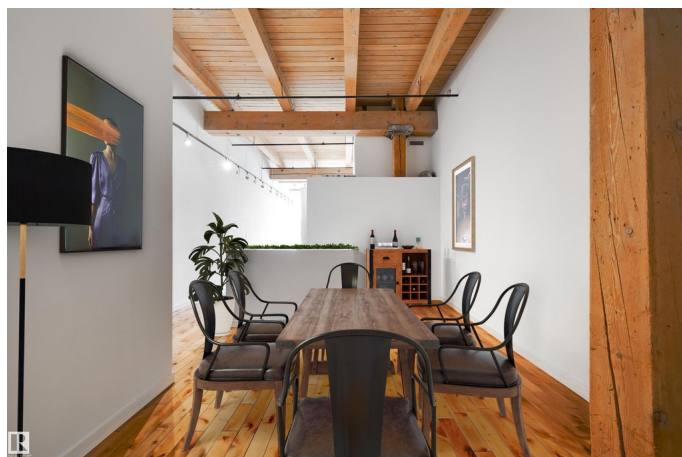
Downtown (Edmonton), Edmonton, AB

Welcome to true urban living in one of Downtown Edmonton's most vibrant and walkable locations. This unique condo combines industrial charm with modern updates, offering a rare blend of space, style, and city energy. Spacious and stylish 1 bed, 2 bath condo in the heart of Downtown Edmonton! With over 1,500 sq ft of open-concept living, this warehouse industrial-inspired unit features hardwood floors, a renovated kitchen and bathroom, and a large south-east facing patio. Located steps from 104th Street's best dining, nightlife, and Rogers Place. The upcoming NorQuest LRT Station will be right outside your door, along with MacEwan University, NorQuest College, Jasper Avenue, and Warehouse Park coming by the end of 2025. Being just minutes away on foot, this property is easily accessible and in the core of the city. A great opportunity for young professionals or investors with other Airbnb units currently operating in the building, short-term rental potential exists.

Built in 1928

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4434863  |
| Price    | \$399,900 |
| Bedrooms | 1         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,569             |
| Acres          | 0.00              |
| Year Built     | 1928              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Loft              |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 104 10309 107 St    |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5J 1K3             |

### Amenities

|                |                                                                                                                                                                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Ceiling 10 ft., Closet Organizers, Detectors Smoke, No Smoking Home, Open Beam, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Patio, Security Door, Storage-In-Suite, See Remarks, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 1                                                                                                                                                                                                                                                                            |
| Parking        | Stall                                                                                                                                                                                                                                                                        |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Intercom, Oven-Built-In, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Fan Coil, Natural Gas                                                                                            |
| # of Stories      | 2                                                                                                                |
| Stories           | 2                                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Finished                                                                                                   |

### Exterior

|          |                 |
|----------|-----------------|
| Exterior | Concrete, Brick |
|----------|-----------------|

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Commercial, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown, See Remarks |
| Roof              | Tar & Gravel                                                                                                                        |
| Construction      | Concrete, Brick                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                                  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 174           |
| Zoning         | Zone 12       |
| Condo Fee      | \$702         |

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Listing information last updated on October 28th, 2025 at 12:47am MDT