

## **\$244,000 - 10180 104 Street, Edmonton**

MLS® #E4438657

**\$244,000**

1 Bedroom, 1.00 Bathroom, 840 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

COMES WITH 2 PARKING STALLS. LOCATION, LOCATION, LOCATION. WALK TO WORK OR ENJOY THE FARMERS' MARKET ON SATURDAYS IN THE SUMMER, THIS CORNER UNIT OPEN CONCEPT, FULLY AIR CONDITIONED 2 BEDROOMS, 2 TITLED PARKING STALLS (#310 AND #342) LOCATED ON 4TH STREET IN THE HEART OF DOWNTOWN EDMONTON AND MAJOR REVITALIZATION THAT OFFERS AMAZING PEDESTRIAN WALKS AND SHOPS. LOCATED CLOSE TO MACEWAN UNIVERSITY WITH EASY ACCESS TO THE UNIVERSITY OF ALBERTA VIA THE LRT. VERY BRIGHT AND SPACIOUS LIVING ROOM WITH LARGE BALCONY, OPEN KITCHEN WITH STAINLESS STEEL APPLIANCES. GORGEOUS WOOD FLOORING THROUGHOUT LIVING AND DINING ROOM, CERAMIC FLOORING IN KITCHEN AND CARPET IN THE BEDROOMS. PERFECT PROPERTY WITH CENTRAL LOCATION, FUNCTIONAL FLOOR PLAN AND UNHINDERED VIEWS MAKES THIS EXECUTIVE CONDO THE PERFECT PROPERTY FOR THE YOUNG URBAN PROFESSIONALS, STUDENTS, INVESTORS OR EMPTY NESTERS. COMES WITH TWO (2) PARKING STALLS.

Built in 2004



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4438657               |
| Price          | \$244,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 840                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10180 104 Street    |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5J 1A7             |

## Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Storage Cage |
| Parking   | Heated, Parkade, Rear Drive Access   |

## Interior

|              |   |
|--------------|---|
| Appliances   | Air Cleaner-Electronic, Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas  |
| # of Stories | 19  |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

## Exterior

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

|                   |   |
|-------------------|---|
| Exterior Features | Flat Site, Paved Lane, Public Transportation, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel  |
| Construction      | Concrete, Brick   |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 23             |
| Zoning         | Zone 12        |
| Condo Fee      | \$568          |

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Listing information last updated on June 15th, 2025 at 9:31pm MDT