

# **\$549,900 - 103 10169 104 Street, Edmonton**

MLS® #E4431297

**\$549,900**

1 Bedroom, 1.50 Bathroom, 1,432 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

ENJOY THE ICE DISTRICT - 2 Blocks from ROGERS PLACE and the VIBRANT ICE DISTRICT. This Loft is perfect for young professionals & those looking to enjoy all the amenities of downtown living. This property has a great vibe & access to the rooftop patio. Own a piece of history & urban sophistication downtown at this 1432 sqft loft. The classic finishing elevates this space, seamlessly blending contemporary design with the historical charm of the PHILLIPS LOFTS. Discover exposed timber accents, limestone brick walls, 9.5' ceilings. Spectacular CUSTOM MILLWORK THROUGHOUT, hardwood floors, Wine cellar, large dining nook, Chef's kitchen with Miele and Sub-Zero appliances, waterfall granite breakfast bar island with RBK custom cabinets in kitchen & under cabinet lighting. 4 Piece spa inspired ensuite with serenity soaker tub & oversized shower. Additionally, this unit is one of 2 with an additional access to the street for friends and clients. Enjoy the best restaurants, concerts & all the amenities of Downtown!

Built in 1930

## **Essential Information**

MLS® #	E4431297
Price	\$549,900



Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,432
Acres	0.00
Year Built	1930
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Loft
Status	Active

### Community Information

Address	103 10169 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 1A5

### Amenities

Amenities	Ceiling 10 ft., No Smoking Home, See Remarks
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Furniture Included, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Fan Coil, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Brick
Exterior Features	Landscaped, Public Transportation, Shopping Nearby, See Remarks
Roof	Tar & Gravel

Construction	Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	3
Zoning	Zone 12
Condo Fee	\$848

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