

Courtesy Of Garrett D Mclean and Matthew D Ridyard Of Initia Real Estate

## **\$395,000 - 308 10169 104 Street, Edmonton**

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MLS® #E4412901

**\$395,000**

1 Bedroom, 1.00 Bathroom, 1,046 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to downtown Edmonton's prestigious & highly sought-after Phillips Lofts! This exceptional unit located in the warehouse/ice district is where this New York-style loft merges historic charm with modern luxury. It's ideal for an elevated urban lifestyle near top dining, entertainment, and Rogers Place. This fully renovated space boasts ceilings with exposed century-old beams, beautiful brick walls, an upgraded Kitchen Craft kitchen, engineered hardwood floors, and all-new custom lighting. Freshly painted throughout, the unit also features a newly updated bathroom, quality cabinetry, and high-end appliances. The open layout includes a spacious bedroom, dining area, and a home office space. Unique to this unit is a rear balcony to offer outdoor space and central AC. Condo fees include heat, water/sewer, access to a rooftop patio, and a pet-friendly policy. This property is perfect as a stylish retreat or lock-and-leave home, this unique loft is ready to impress. Don't miss this opportunity!



Built in 1930

### **Essential Information**

MLS® #	E4412901
Price	\$395,000
Bedrooms	1

Bathrooms	1.00
Full Baths	1
Square Footage	1,046
Acres	0.00
Year Built	1930
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Loft
Status	Active

### Community Information

Address	308 10169 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 1A5

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., No Smoking Home, Open Beam, Parking-Visitor, Patio, Secured Parking, See Remarks
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Fan Coil, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Brick
Exterior Features	Public Transportation, Shopping Nearby, View City, View Downtown, See Remarks
Roof	Tar & Gravel

Construction	Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 6th, 2024
Days on Market	150
Zoning	Zone 12
Condo Fee	\$614

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