

## \$270,000 - 1106 10388 105 Street, Edmonton

MLS® #E4424611

**\$270,000**

2 Bedroom, 2.00 Bathroom, 792 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Experience modern downtown living in this stylish 2-bedroom, 2-bathroom unit in a fully concrete building in the Ice District. The sleek kitchen features stainless steel appliances, while the bright west facing living room offers balcony access with stunning city views. The primary bedroom is filled with natural light and boasts a walk-in closet and a 3-piece ensuite featuring a walk in shower and unreal views of the downtown core. A second bedroom, a 4-piece bathroom with a tub, and in-suite laundry round off this beautiful unit. If we didn't already win you over, you have a titled parking stall underground and heated to keep your vehicle snow free in the winter. Located in the heart of Edmontonâ€™s downtown, this home is steps from Rogers Place, restaurants, shopping, and transit, you won't want to miss this!

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4424611  |
| Price          | \$270,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 792       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2009                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1106 10388 105 Street |
| Area        | Edmonton              |
| Subdivision | Downtown (Edmonton)   |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5J 0C2               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Heated, Underground                              |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Heat Pump, Geo Thermal, Natural Gas   |
| # of Stories      | 22  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Flat   |
| Construction      | Concrete   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 56              |

|           |         |
|-----------|---------|
| Zoning    | Zone 12 |
| Condo Fee | \$583   |

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