

## \$474,800 - 10009 102 Avenue, Edmonton

MLS® #E4408515

**\$474,800**

1 Bedroom, 1.50 Bathroom, 1,147 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Magazine worthy! Featured in EDify magazine and on the Ballet Edmonton home tour! This home is a true hidden gem that provides peace, quiet and privacy in the epicenter of the downtown core. The Churchill Exchange. New York style loft. Stylish, contemporary and elegant. 1150 sqft 2 story loft. 1 bedroom, 1.5 baths. A wide-open space ideal for your creative genius. Soaring double-height ceilings. Large windows. Concrete & steel construction. Central A/C. Stunning walls ideal for art. Rare loft condo with lots of storage. Gorgeous island kitchen c/w stainless steel appliances and walk-in pantry. Upper loft suite features bedroom and lounge area open to below, ensuite and large walk-in closet. Large in-suite laundry. No upstairs neighbour. Heritage building with beautiful common areas. Shared rooftop deck. Titled u/g stall. Storage locker. Stroll to everything! A true urban hide-a-way, quiet, private, secluded. The ultimate downtown lifestyle.

Built in 1941

### Essential Information

MLS® #	E4408515
Price	\$474,800
Bedrooms	1
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,147
Acres	0.00
Year Built	1941
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	2 Storey
Status	Active

### Community Information

Address	10009 102 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 5B6

### Amenities

Amenities	Parking-Visitor, Security Door
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garburator, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Masonry
# of Stories	4
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stone
Exterior Features	Public Transportation, Shopping Nearby, View City, View Downtown

Roof	Tar & Gravel
Construction	Concrete, Stone
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 1st, 2024
Days on Market	257
Zoning	Zone 12
Condo Fee	\$799



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