

## \$419,900 - 208 10009 102 Avenue, Edmonton

MLS® #E4417271

**\$419,900**

1 Bedroom, 2.00 Bathroom, 1,092 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

**OUTSTANDING LOCATION!** This Churchill Exchange condo is located in the heart of Edmonton, steps from Ice District, The Winspear, Art Gallery, 104th Street Farmerâ€™s Market & Churchill Square. Almost 1300 sq ft of living space including the spacious balcony. This one bedroom plus loft condo is in a gorgeous historical, art deco building. Enjoy 16' open beam ceiling and exposed brick. Open stairway to the loft level with a 4 pce ensuite. The main floor features a bright kitchen with granite countertops and stainless steel appliances, an open living room with gas fireplace and large second bedroom. Massive windows make this a beautiful bright condo. Thereâ€™s a huge balcony off the living room and a shared roof top deck with amazing views of the city. Underground, secured parking is heated! The ultimate Downtown location in a quiet concrete building!

Built in 1941

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4417271  |
| Price      | \$419,900 |
| Bedrooms   | 1         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,092                  |
| Acres          | 0.00                   |
| Year Built     | 1941                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 208 10009 102 Avenue |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 5B6              |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, No Smoking Home, Secured Parking, Security Door, Storage-Locker Room, See Remarks |
| Parking   | Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| # of Stories      | 3   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stone   |
| Exterior Features | Public Transportation, Shopping Nearby, View City, View Downtown, See Remarks |
| Roof              | Tar & Gravel  |

|              |                    |
|--------------|--------------------|
| Construction | Concrete, Stone    |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 7th, 2025 |
| Days on Market | 113               |
| Zoning         | Zone 12           |
| Condo Fee      | \$794             |

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Listing information last updated on April 30th, 2025 at 4:47pm MDT