

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

## \$430,000 - 501 10169 104 Street, Edmonton

MLS® #E4424522

**\$430,000**

1 Bedroom, 1.00 Bathroom, 1,044 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

PHILLIPS LOFTS, EDMONTONâ€™S PREMIER LOFT BUILDING, PRESENTS ONE OF THE FINEST UNITS TO HIT THE MARKET! This New York-style loft, steeped in history, is located in the heart of the warehouse districtâ€™ ideal for those seeking an urban lifestyle with walkability, entertainment, restaurants, and just steps to Rogers Place. Situated on the top floor, this fully renovated unit boasts 13' ceilings and original beams that are over 100 years old. Every inch of this space has been updated with high-quality renovations, including a brand-new bathroom and kitchen featuring custom cabinetry, tile work, appliances, plumbing, and counters. The large bedroom area, dining space, and dedicated home office make it a perfect fit for modern living. Few units offer a balcony, but this one does! With central AC, pet-friendly policies, and access to a rooftop patio, this lock-and-leave property is an entertainer's dream. Donâ€™t miss out!

Built in 1930

### Essential Information

MLS® # E4424522

Price \$430,000

Bedrooms 1

Bathrooms 1.00



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 1,044             |
| Acres          | 0.00              |
| Year Built     | 1930              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Loft              |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 501 10169 104 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 1A5              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 10 ft., Recreation Room/Centre |
| Parking Spaces | 1                                      |
| Parking        | Stall                                  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher - Energy Star, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler |
| Heating      | Fan Coil, Natural Gas   |
| # of Stories | 5   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Brick   |
| Exterior Features | Back Lane, Recreation Use, View City, View Downtown |
| Roof              | Tar & Gravel  |
| Construction      | Brick   |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 69              |
| Zoning         | Zone 12         |
| Condo Fee      | \$580           |

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