

Courtesy Of David M Ozubko Of Real Broker

## \$498,900 - 134 10309 107 Street, Edmonton

MLS® #E4447820

**\$498,900**

1 Bedroom, 1.00 Bathroom, 1,717 sqft  
Condo / Townhouse on 0.00 Acres

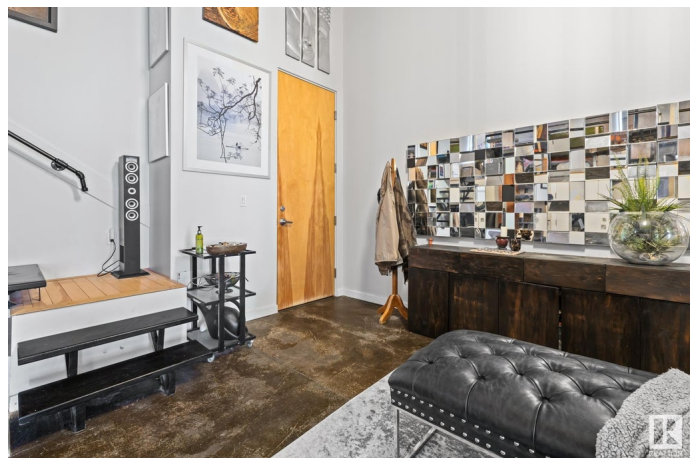
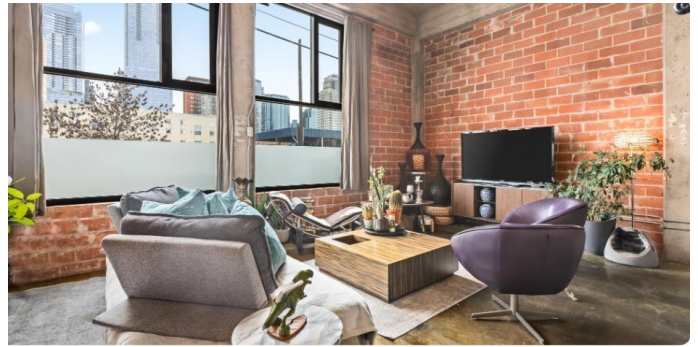
Downtown (Edmonton), Edmonton, AB

Bold, stylish and full of character this one-of-a-kind 1 bedroom plus flex space 1 bath loft in downtown Edmonton blends industrial edge with modern comfort. Soaring 17 ft concrete ceilings, exposed pillars and in-floor heating make a dramatic first impression. The open-concept kitchen is designed for entertaining with two-tone cabinetry, quartz counters and premium stainless appliances. A cozy flex space is perfect for a reading nook or home office. Upstairs the lofted bedroom features warm hardwood floors, exposed brick and space to lounge or work overlooking the main level. The spacious main floor bath is thoughtfully upgraded. Extras include fresh paint, custom lighting, 2 storage rooms and heated underground parking. Steps to MacEwan, LRT, Ice District, river valley trails and top dining this loft offers downtown living with undeniable flair ideal for students, professionals or investors looking for a unique urban lifestyle.

Built in 1928

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4447820  |
| Price    | \$498,900 |
| Bedrooms | 1         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,717             |
| Acres          | 0.00              |
| Year Built     | 1928              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Loft              |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 134 10309 107 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 1K3              |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Air Conditioner, Intercom, Security Door, Sprinkler System-Fire |
| Parking Spaces | 1                                                               |
| Parking        | Heated, Underground                                             |

### Interior

|              |                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, In Floor Heat System, Natural Gas                                                              |
| # of Stories | 4                                                                                                            |
| Stories      | 1                                                                                                            |
| Has Basement | Yes                                                                                                          |
| Basement     | None, No Basement                                                                                            |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                                                    |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel                                                                                                       |
| Construction      | Concrete, Brick                                                                                                    |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Garneau School  
Middle                              Allendale School  
High                                McKernan School

**Additional Information**

Date Listed                      July 15th, 2025  
Days on Market                65  
Zoning                              Zone 12  
Condo Fee                        \$856

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Listing information last updated on September 18th, 2025 at 6:48pm MDT