# \$559,000 - 302 10169 104 Street, Edmonton

MLS® #E4419799

### \$559,000

1 Bedroom, 1.50 Bathroom, 1,506 sqft Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

HISTORIC PHILLIPS LOFTS â€" LUXURY LOFT LIVING WITH MODERN UPGRADES! The perfect mix of industrial charm and modern convenience in this 1,503 sqft, 1 bed + den, 1.5 bath loft in the heart of downtown. Featuring post-and-beam construction, exposed brick, hardwood floors, and 9.5' ceilings, this loft offers spacious, open living with stylish updates throughout. Entertain in style with a huge living room, conversation area, and open island kitchen with new fridge, dishwasher & microwave. Plenty of storage custom-built storage wall, storage room, plus a storage cage. Additional upgrades include upgraded lighting, steam washer dryer, and custom steel sliding doors on the den/office/2nd bedroom. The unit also features central air conditioning and underground parking. The Phillips Lofts is a pet-friendly, non-smoking 1913 heritage building with a gorgeous rooftop patio, plus local shops, high-end restaurants and wine bars, coffee, and the downtown farmers market are right outside your door.

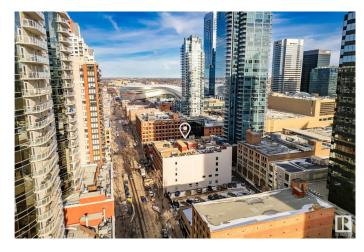
Built in 1930

#### **Essential Information**

MLS® # E4419799 Price \$559,000







Bedrooms 1

Bathrooms 1.50

Full Baths 1

Half Baths 1

Square Footage 1,506

Acres 0.00

Year Built 1930

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Loft

Status Active

# **Community Information**

Address 302 10169 104 Street

Area Edmonton

Subdivision Downtown (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5J 1A5

#### **Amenities**

Amenities On Street Parking, Air Conditioner, Ceiling 9 ft., Intercom,

Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite

Parking Spaces 1

Parking Heated, Stall, Underground

## Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window

Coverings

Heating Fan Coil, Natural Gas

# of Stories 5

Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Brick, Concrete

Exterior Features Back Lane, Fenced, Golf Nearby, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby, View Downtown

Roof Roll Roofing

Construction Brick, Concrete

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed January 30th, 2025

Days on Market 87

Zoning Zone 12

Condo Fee \$881

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