

## \$249,000 - 1306 10388 105 Street, Edmonton

MLS® #E4432829

**\$249,000**

2 Bedroom, 2.00 Bathroom, 791 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Discover urban living at its finest in this beautiful 2 bedroom, 2 bathroom residence, designed with an open floor plan that maximizes space and light. The modern kitchen features elegant granite countertops and high-quality stainless steel appliances, perfect for culinary enthusiasts. Floor-to-ceiling windows offer breathtaking views of Rogers Place and the vibrant downtown skyline, allowing for an abundance of natural light to fill the living area. Step outside onto the balconies accessible from both the living room and the master bedroom, where you can enjoy fresh air and stunning views. Safety and convenience are prioritized with an advanced security system for the building, ensuring peace of mind. Additionally, the property includes one underground parking stall, providing secure and hassle-free parking. This condo is a perfect blend of luxury and practicality, ideally situated for those who appreciate the dynamic city lifestyle.

Built in 2009

### Essential Information

MLS® #	E4432829
Price	\$249,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	791
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	1306 10388 105 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 0C2

### **Amenities**

Amenities	Air Conditioner, Secured Parking, Security Door, Natural Gas BBQ Hookup
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks
Heating	Heat Pump, Natural Gas
# of Stories	22
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete
Exterior Features	Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	Flat
Construction	Concrete

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 25th, 2025  
Days on Market                3  
Zoning                              Zone 12  
Condo Fee                        \$610

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