

## \$549,900 - 103 10169 104 Street, Edmonton

MLS® #E4431297

**\$549,900**

1 Bedroom, 1.50 Bathroom, 1,432 sqft  
Condo / Townhouse on 0.00 Acres

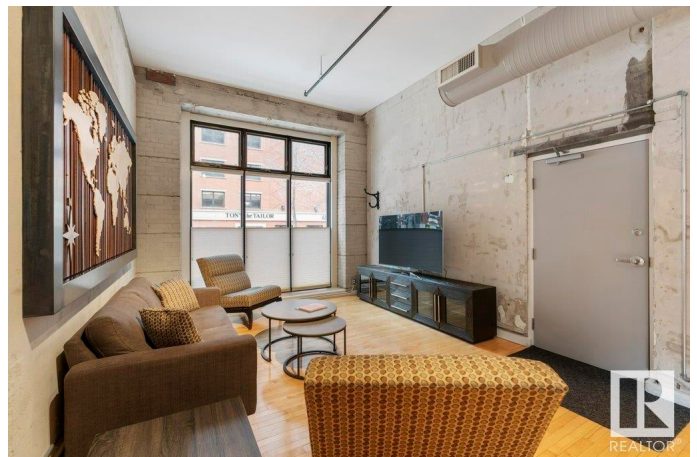
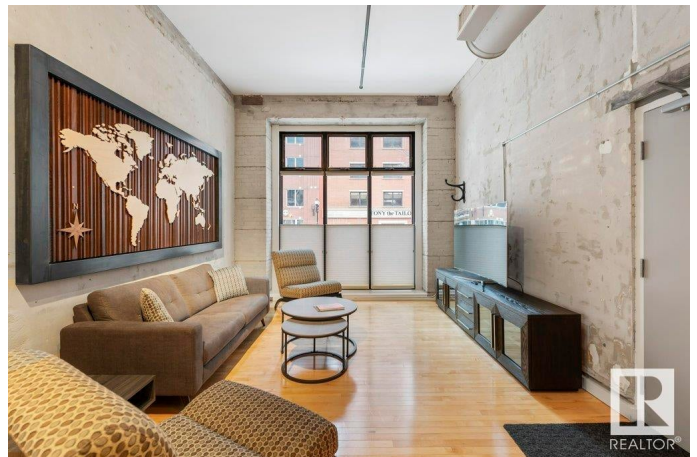
Downtown (Edmonton), Edmonton, AB

ENJOY THE ICE DISTRICT - 2 Blocks from ROGERS PLACE and the VIBRANT ICE DISTRICT. This Loft is perfect for young professionals & those looking to enjoy all the amenities of downtown living. This property has a great vibe & access to the rooftop patio. Own a piece of history & urban sophistication downtown at this 1432 sqft loft. The classic finishing elevates this space, seamlessly blending contemporary design with the historical charm of the PHILLIPS LOFTS. Discover exposed timber accents, limestone brick walls, 9.5' ceilings. Spectacular CUSTOM MILLWORK THROUGHOUT, hardwood floors, Wine cellar, large dining nook, Chef's kitchen with Miele and Sub-Zero appliances, waterfall granite breakfast bar island with RBK custom cabinets in kitchen & under cabinet lighting. 4 Piece spa inspired ensuite with serenity soaker tub & oversized shower. Additionally, this unit is one of 2 with an additional access to the street for friends and clients. Enjoy the best restaurants, concerts & all the amenities of Downtown!

Built in 1930

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4431297  |
| Price  | \$549,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,432             |
| Acres          | 0.00              |
| Year Built     | 1930              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Loft              |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 103 10169 104 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 1A5              |

### Amenities

|           |                                              |
|-----------|----------------------------------------------|
| Amenities | Ceiling 10 ft., No Smoking Home, See Remarks |
| Parking   | Stall                                        |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Furniture Included, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Fan Coil, Natural Gas                                                                                                                        |
| # of Stories      | 5                                                                                                                                            |
| Stories           | 1                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | None, No Basement                                                                                                                            |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Brick                                                           |
| Exterior Features | Landscaped, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Brick              |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 12          |
| Condo Fee      | \$848            |

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Listing information last updated on April 30th, 2025 at 12:17pm MDT