

# \$239,000 - 1306 10388 105 Street, Edmonton

MLS® #E4432829

**\$239,000**

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     | \$239,000 |
| 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                53  
Zoning                              Zone 12  
Condo Fee                        \$610

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