

## \$399,900 - 311 10309 107 Street, Edmonton

MLS® #E4440738

**\$399,900**

1 Bedroom, 2.00 Bathroom, 1,152 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Downtown Living at its Finest! Welcome to 7th Street Lofts located in the heart of downtown, steps from MacEwan University, Rogers Place, the river valley, all major amenities, shopping, LRT & transit. This 1151 sq ft 2 storey unit located on the top floor has an OPEN CONCEPT design, perfect for entertaining. This industrial LOFT-STYLE unit features 20"™ exposed beam ceilings, brick wall, polished concrete floors & A/C. Huge floor-to-ceiling west facing windows provide lots of natural light & a large patio provides street views of the city. The kitchen is open to the living/dining area, has white cabinetry, s/s appliances & corian countertops. A 4 piece bath completes this level. The spacious primary bedroom is accessed by the metal staircase leading to the loft, a 3 pce en-suite w/new washer/dryer also on this level. Loads of storage provided by the freestanding wardrobes which is included with the home. 1 titled underground heated parking stall comes with this unit. This unique property MUST be seen!!

Built in 2005

### Essential Information

MLS® # E4440738

Price \$399,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,152             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Loft              |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 311 10309 107 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 1K3              |

### Amenities

|           |                                                                                                                           |
|-----------|---------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire |
| Parking   | Heated, Underground                                                                                                       |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                                                 |
| # of Stories      | 3                                                                                                                     |
| Stories           | 1                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | None, No Basement                                                                                                     |

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Concrete, Hardie Board Siding                                                         |
| Exterior Features | Back Lane, Paved Lane, Public Transportation, Schools, Shopping Nearby, View Downtown |

|              |                               |
|--------------|-------------------------------|
| Roof         | Tar & Gravel                  |
| Construction | Concrete, Hardie Board Siding |
| Foundation   | Concrete Perimeter            |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 21             |
| Zoning         | Zone 12        |
| Condo Fee      | \$513          |

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Listing information last updated on June 24th, 2025 at 11:17pm MDT