

Courtesy Of Jarred Lusk Of Real Broker

## \$169,900 - 705 10175 109 Street, Edmonton

MLS® #E4434731

**\$169,900**

2 Bedroom, 1.00 Bathroom, 842 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to this updated 2 bed, 1 bath condo in the heart of Downtown Edmonton, offering unobstructed west-facing views and modern comfort. Just a block away from the future Warehouse Park! from This bright unit features updated appliances, vinyl plank flooring, and fresh paint throughout. The open-concept layout is perfect for urban living, with large windows bringing in natural light and a spacious west facing balcony ideal for enjoying sunsets and city views. The well-managed building includes great on-site amenities such as a fully equipped gym and a spacious recreation room that also features a large rooftop patio, perfect for entertaining or unwinding. Located within walking distance to shopping, dining, LRT, and all downtown has to offer, this home is ideal for first-time buyers, professionals, or investors. Donâ€™t miss your chance to live in one of Edmontonâ€™s most walkable and vibrant communities! Welcome home!

Built in 1981

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4434731  |
| Price     | \$169,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 842                    |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 705 10175 109 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 3P2              |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Exercise Room, Recreation Room/Centre, Secured Parking, Social Rooms, Rooftop Deck/Patio |
| Parking Spaces | 1  |
| Parking        | Underground  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Baseboard, Hot Water, Natural Gas   |
| # of Stories | 9   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior          | Concrete, Brick                |
| Exterior Features | Shopping Nearby, View Downtown |
| Roof              | Tar & Gravel                   |
| Construction      | Concrete, Brick                |
| Foundation        | Concrete Perimeter             |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 41            |
| Zoning         | Zone 12       |
| Condo Fee      | \$682         |

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Listing information last updated on June 16th, 2025 at 4:02pm MDT