

# \$185,000 - 406 10145 109 Street, Edmonton

MLS® #E4438938

**\$185,000**

2 Bedroom, 1.50 Bathroom, 926 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Discover downtown living in this fully renovated, west-facing 2-bedroom, 1.5-bath condo with over 900 sq ft of stylish space in the heart of Downtown Edmonton. This bright and functional unit features vinyl plank flooring, in-suite laundry, and a dedicated dining area. The modern eat-in kitchen has stainless steel appliances, Quartz countertops, and ample cabinetry. Enjoy city views from the fourth-floor patio and the convenience of underground parking. Just a 7-minute walk to MacEwan University and 15 minutes to Rogers Place, with easy access to the River Valley, Parks, Golf, Trails, Schools, and Shopping. Whether you're a first-time buyer, student, or investor, this move-in-ready condo is an excellent opportunity in a vibrant location.

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438938  |
| Price          | \$185,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 926       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1981                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 406 10145 109 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 3M5              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | No Animal Home, No Smoking Home, Secured Parking, Security Door |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks, TV Wall Mount |
| Heating           | Baseboard, Hot Water, Natural Gas  |
| # of Stories      | 12   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick                                 |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                    |
| Construction      | Concrete, Brick                                 |
| Foundation        | Concrete Perimeter                              |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 28th, 2025 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 19      |
| Zoning         | Zone 12 |
| Condo Fee      | \$753   |

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