

# \$395,000 - 308 10169 104 Street, Edmonton

MLS® #E4412901

**\$395,000**

1 Bedroom, 1.00 Bathroom, 1,046 sqft  
Condo / Townhouse on 0.00 Acres

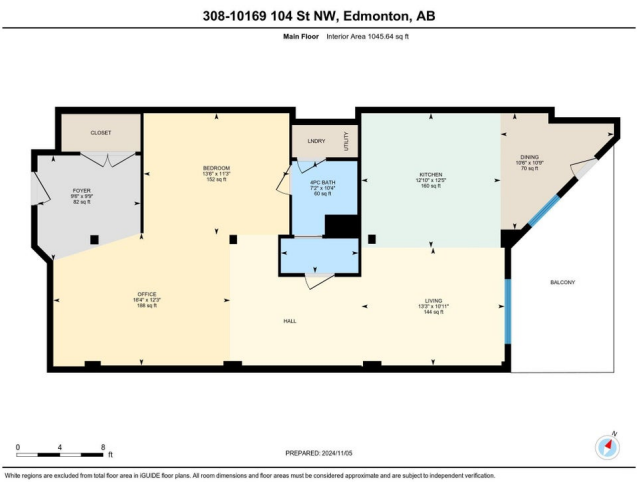
Downtown (Edmonton), Edmonton, AB

Welcome to downtown Edmonton's prestigious & highly sought-after Phillips Lofts! This exceptional unit located in the warehouse/ice district is where this New York-style loft merges historic charm with modern luxury. It's ideal for an elevated urban lifestyle near top dining, entertainment, and Rogers Place. This fully renovated space boasts ceilings with exposed century-old beams, beautiful brick walls, an upgraded Kitchen Craft kitchen, engineered hardwood floors, and all-new custom lighting. Freshly painted throughout, the unit also features a newly updated bathroom, quality cabinetry, and high-end appliances. The open layout includes a spacious bedroom, dining area, and a home office space. Unique to this unit is a rear balcony to offer outdoor space and central AC. Condo fees include heat, water/sewer, access to a rooftop patio, and a pet-friendly policy. This property is perfect as a stylish retreat or lock-and-leave home, this unique loft is ready to impress. Don't miss this opportunity!

Built in 1930

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4412901  |
| Price    | \$395,000 |
| Bedrooms | 1         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,046             |
| Acres          | 0.00              |
| Year Built     | 1930              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Loft              |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 308 10169 104 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 1A5              |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 10 ft., No Smoking Home, Open Beam, Parking-Visitor, Patio, Secured Parking, See Remarks |
| Parking   | Stall   |

### Interior

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

### Exterior

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

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2024 |
| Days on Market | 175                |
| Zoning         | Zone 12            |
| Condo Fee      | \$614              |

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Listing information last updated on April 30th, 2025 at 5:32pm MDT