

## \$574,900 - 403 10249 104 Street, Edmonton

MLS® #E4451686

**\$574,900**

2 Bedroom, 2.00 Bathroom, 1,694 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Live the ultimate downtown lifestyle in this rare, true hard loft—one of the largest units in a historic warehouse conversion. This 2-bedroom suite blends industrial character with modern comfort: exposed brick, original hardwood floors, soaring ceilings, central A/C, and a sleek light grey kitchen with island—perfect for hosting or casual dining. The open layout offers space for a home office, dining area, or library—tailored to your needs. The primary bedroom includes a walk-in closet and access to a 4pc bath with clawfoot tub and separate shower, while a second 3pc bath off the foyer is ideal for guests. South-facing bedroom windows bring in all-day light, and the east-facing living room opens to a 20'x15' patio with gas BBQ hookup—perfect for morning coffee or after-work gatherings. Underground heated parking, in-suite laundry, and an unbeatable location just steps to the Ice District, LRT, dining, coffee shops, the Saturday outdoor market, and the river valley.

Built in 1913

### Essential Information

MLS® # E4451686

Price \$574,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,694             |
| Acres          | 0.00              |
| Year Built     | 1913              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Loft              |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 403 10249 104 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 1B1              |

### Amenities

|           |                                                                                                                            |
|-----------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Intercom, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Natural Gas BBQ Hookup |
| Parking   | Underground                                                                                                                |

### Interior

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

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Brick                                                                       |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Roll Roofing                                                                |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 77               |
| Zoning         | Zone 12          |
| Condo Fee      | \$600            |

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Listing information last updated on October 21st, 2025 at 10:02am MDT