

# \$165,000 - 709 10145 109 Street, Edmonton

MLS® #E4440469

**\$165,000**

1 Bedroom, 1.00 Bathroom, 1,008 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

## FANTASTIC DOWNTOWN LOCATION!

Welcome to this spacious and updated condo in the heart of downtown just steps to restaurants, nightlife, shopping, & the LRT. A short walk to Grant MacEwan and with the train right outside your door, commuting to the University of Alberta is a breeze. Step inside to sleek, modern kitchen that opens up to a generous living area, perfect for entertaining or relaxing. The large private balcony offers stunning panoramic views of the downtown skyline with room for a BBQ. 1 bdrm unit features insuite laundry and comes with a titled underground parking stall. Building also includes great amenities like, sauna, & fitness room. Recent Building Upgrades: New windows (2020) New make-up air unit (2022) Backwater flow prevention system (2019) New hot water tanks (2018) New parkade membrane (2024) New hallway carpets (2022) New balconies coming soon special assessment already paid. Live the downtown lifestyle with everything you need at your doorstep in this beautifully refreshed condo

Built in 1981

## Essential Information

MLS® #	E4440469
Price	\$165,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,008
Acres	0.00
Year Built	1981
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	709 10145 109 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 3M5

### Amenities

Amenities	Detectors Smoke, Exercise Room, Parking-Visitor, Recreation Room/Centre, Security Door, Storage-In-Suite
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	10
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown, Private Park Access
Roof	Tar & Gravel

Construction	Wood, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	3
Zoning	Zone 12
Condo Fee	\$776

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