

## \$175,000 - 305 10125 109 Street, Edmonton

MLS® #E4429392

**\$175,000**

2 Bedroom, 1.00 Bathroom, 873 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Embrace modern living with this spacious 2-bedroom corner-unit condo in the heart of downtown Edmonton. Enjoy two private balconies, a bright and airy layout, and convenient features this unit offers like in-suite laundry. Located within walking distance to Grant MacEwan University, Norquest College, and just a short commute to the University of Alberta makes this location perfect for students. Love concerts or going to the hockey game? Just a short walk over to Rogers Place arena! Youâ€™ll also find a gym, grocery stores, restaurants, and shopping nearby among many more amenities. The building offers a well-equipped gym and a recreation centre with a rooftop patio, available with a small annual membership. Discover your urban oasis today!

Built in 1981

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429392  |
| Price          | \$175,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 873       |
| Acres          | 0.00      |
| Year Built     | 1981      |



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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 305 10125 109 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 3M5              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Exercise Room, No Animal Home, No Smoking Home, Recreation Room/Centre, Storage-In-Suite, Rooftop Deck/Patio |
| Parking Spaces | 1   |
| Parking        | Heated, Underground   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Electric   |
| # of Stories | 12  |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick                               |
| Exterior Features | Public Transportation, Schools, View Downtown |
| Roof              | Flat, Unknown                                 |
| Construction      | Concrete, Brick                               |
| Foundation        | Concrete Perimeter                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 15              |

|           |         |
|-----------|---------|
| Zoning    | Zone 12 |
| Condo Fee | \$706   |

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Listing information last updated on April 21st, 2025 at 2:17pm MDT