

## \$559,000 - 302 10169 104 Street, Edmonton

MLS® #E4419799

**\$559,000**

1 Bedroom, 1.50 Bathroom, 1,506 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

### HISTORIC PHILLIPS LOFTS â€“ LUXURY LOFT LIVING WITH MODERN UPGRADES!

The perfect mix of industrial charm and modern convenience in this 1,503 sqft, 1 bed + den, 1.5 bath loft in the heart of downtown. Featuring post-and-beam construction, exposed brick, hardwood floors, and 9.5â€™™ ceilings, this loft offers spacious, open living with stylish updates throughout. Entertain in style with a huge living room, conversation area, and open island kitchen with new fridge, dishwasher & microwave. Plenty of storage - custom-built storage wall, storage room, plus a storage cage. Additional upgrades include upgraded lighting, steam washer dryer, and custom steel sliding doors on the den/office/2nd bedroom. The unit also features central air conditioning and underground parking. The Phillips Lofts is a pet-friendly, non-smoking 1913 heritage building with a gorgeous rooftop patio, plus local shops, high-end restaurants and wine bars, coffee, and the downtown farmers market are right outside your door.

Built in 1930

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4419799  |
| Price  | \$559,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,506             |
| Acres          | 0.00              |
| Year Built     | 1930              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Loft              |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 302 10169 104 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 1A5              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Air Conditioner, Ceiling 9 ft., Intercom, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite |
| Parking Spaces | 1  |
| Parking        | Heated, Stall, Underground   |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Brick, Concrete  |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Roll Roofing   |
| Construction      | Brick, Concrete  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 30th, 2025 |
| Days on Market | 87                 |
| Zoning         | Zone 12            |
| Condo Fee      | \$881              |

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Listing information last updated on April 27th, 2025 at 9:17am MDT