

Courtesy Of Adam T Dirksen Of Rimrock Real Estate

## \$440,000 - 501 10169 104 Street, Edmonton

MLS® #E4424522

**\$440,000**

1 Bedroom, 1.00 Bathroom, 1,044 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

PHILLIPS LOFTS, EDMONTONâ€™S PREMIER LOFT BUILDING, PRESENTS ONE OF THE FINEST UNITS TO HIT THE MARKET! This New York-style loft, steeped in history, is located in the heart of the warehouse districtâ€™ ideal for those seeking an urban lifestyle with walkability, entertainment, restaurants, and just steps to Rogers Place. Situated on the top floor, this fully renovated unit boasts 13' ceilings and original beams that are over 100 years old. Every inch of this space has been updated with high-quality renovations, including a brand-new bathroom and kitchen featuring custom cabinetry, tile work, appliances, plumbing, and counters. The large bedroom area, dining space, and dedicated home office make it a perfect fit for modern living. Few units offer a balcony, but this one does! With central AC, pet-friendly policies, and access to a rooftop patio, this lock-and-leave property is an entertainer's dream. Donâ€™t miss out!

Built in 1930

### Essential Information

MLS® #	E4424522
Price	\$440,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	1,044
Acres	0.00
Year Built	1930
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Loft
Status	Active

### **Community Information**

Address	501 10169 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 1A5

### **Amenities**

Amenities	Ceiling 10 ft., Recreation Room/Centre
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher - Energy Star, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler
Heating	Fan Coil, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Brick
Exterior Features	Back Lane, Recreation Use, View City, View Downtown
Roof	Tar & Gravel
Construction	Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	5
Zoning	Zone 12
Condo Fee	\$580

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