

## \$474,800 - 203 10009 102 Avenue, Edmonton

MLS® #E4445167

**\$474,800**

1 Bedroom, 1.50 Bathroom, 1,147 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Magazine worthy! Featured in EDify magazine and on the Ballet Edmonton home tour! This home is a true hidden gem that provides peace, quiet and privacy in the epicenter of the downtown core. The Churchill Exchange. New York style loft. Stylish, contemporary and elegant. 1150 sqft 2 story loft. 1 bedroom, 1.5 baths. A wide-open space ideal for your creative genius. Soaring double-height ceilings. Large windows. Concrete & steel construction. Central A/C. Stunning walls ideal for art. Rare loft condo with lots of storage. Gorgeous island kitchen c/w stainless steel appliances and walk-in pantry. Upper loft suite features bedroom and lounge area open to below, ensuite and large walk-in closet. Large in-suite laundry. No upstairs neighbour. Heritage building with beautiful common areas. Shared rooftop deck. Titled u/g stall. Storage locker. Stroll to everything! A true urban hide-a-way, quiet, private, secluded. The ultimate downtown lifestyle.

Built in 1941

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4445167  |
| Price     | \$474,800 |
| Bedrooms  | 1         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,147             |
| Acres          | 0.00              |
| Year Built     | 1941              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 203 10009 102 Avenue |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 5B6              |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Parking-Visitor, Security Door |
| Parking Spaces | 1                              |
| Parking        | Underground                    |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Garburator, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Fireplace         | Yes                                                                                                            |
| Fireplaces        | Corner, Masonry                                                                                                |
| # of Stories      | 4                                                                                                              |
| Stories           | 2                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | None, No Basement                                                                                              |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Concrete, Stone                                                  |
| Exterior Features | Public Transportation, Shopping Nearby, View City, View Downtown |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Concrete, Stone    |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 45             |
| Zoning         | Zone 12        |
| Condo Fee      | \$799          |



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Listing information last updated on August 15th, 2025 at 12:32pm MDT