

# \$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 | 32             |
| Zoning         | Zone 12        |
| Condo Fee      | \$776          |

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Listing information last updated on July 7th, 2025 at 6:47pm MDT