

## \$419,900 - 208 10009 102 Avenue, Edmonton

MLS® #E4417271

**\$419,900**

1 Bedroom, 2.00 Bathroom, 1,092 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

**OUTSTANDING LOCATION!** This Churchill Exchange condo is located in the heart of Edmonton, steps from Ice District, The Winspear, Art Gallery, 104th Street Farmerâ€™s Market & Churchill Square. Almost 1300 sq ft of living space including the spacious balcony. This one bedroom plus loft condo is in a gorgeous historical, art deco building. Enjoy 16' open beam ceiling and exposed brick. Open stairway to the loft level with a 4 pce ensuite. The main floor features a bright kitchen with granite countertops and stainless steel appliances, an open living room with gas fireplace and large second bedroom. Massive windows make this a beautiful bright condo. Thereâ€™s a huge balcony off the living room and a shared roof top deck with amazing views of the city. Underground, secured parking is heated! The ultimate Downtown location in a quiet concrete building!

Built in 1941

### Essential Information

MLS® #	E4417271
Price	\$419,900
Bedrooms	1
Bathrooms	2.00
Full Baths	2



Square Footage	1,092
Acres	0.00
Year Built	1941
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	208 10009 102 Avenue
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 5B6

### Amenities

Amenities	Air Conditioner, No Smoking Home, Secured Parking, Security Door, Storage-Locker Room, See Remarks
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	3
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stone
Exterior Features	Public Transportation, Shopping Nearby, View City, View Downtown, See Remarks
Roof	Tar & Gravel

Construction	Concrete, Stone
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	January 7th, 2025
Days on Market	115
Zoning	Zone 12
Condo Fee	\$794

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