

# \$155,900 - 1 10249 104 Street, Edmonton

MLS® #E4442726

**\$155,900**

1 Bedroom, 1.00 Bathroom, 626 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

**LOCATION! LOCATION! LOCATION!** Right in the heart of downtown only 2 blocks from MacEwan University, Rogers Place & the ICE Entertainment district & a few blocks away from the LRT with easy access to U of A & NAIT. This unit has so much to offer! Step outside your building on a Saturday morning & you'll be right in the action of the outdoor farmer's market with unique vendors, entertainment & food trucks. Located in the refurbished Cobogo Lofts, this unit has a cozy welcoming feel with extensive use of brick to create interesting feature walls. There is a large storage room which could easily be set up as a walk in closet or home office. There is even an in- suite European washer/dryer. Low condo fees of \$202.73 per month. Utilities (power, water, heat/gas, sewer and garbage) are paid directly to the condo corp. at \$156 per month. This is a great low cost unit in a well managed building. Perfect as a starter, an investment or perhaps a parental investment for students.

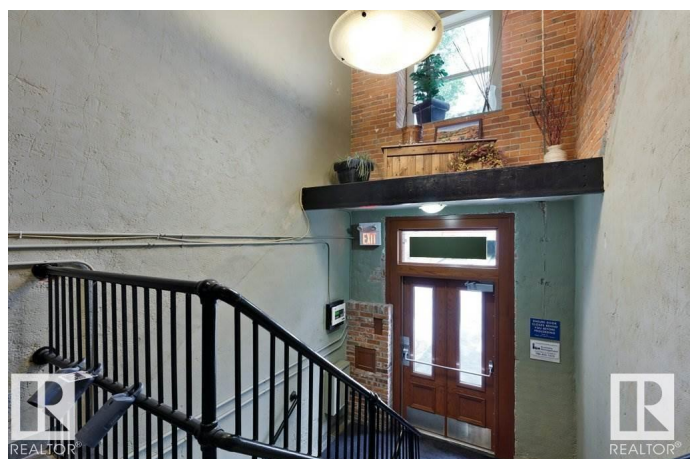
Built in 1913

## Essential Information

MLS® # E4442726

Price \$155,900

Bedrooms 1



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 626               |
| Acres          | 0.00              |
| Year Built     | 1913              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Loft              |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1 10249 104 Street  |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5J 1B1             |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Intercom, No Smoking Home, Security Door, Storage-In-Suite |
| Parking   | No Parking                                                 |

### Interior

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Euro Washer/Dryer Combo, Refrigerator, Stove-Electric |
| Heating      | Fan Coil, Natural Gas                                                      |
| # of Stories | 5                                                                          |
| Stories      | 1                                                                          |
| Has Basement | Yes                                                                        |
| Basement     | None, No Basement                                                          |

### Exterior

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 84              |
| Zoning         | Zone 12         |
| Condo Fee      | \$203           |

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Listing information last updated on September 9th, 2025 at 7:32am MDT