

## \$399,900 - 311 10309 107 Street, Edmonton

MLS® #E4440738

**\$399,900**

1 Bedroom, 2.00 Bathroom, 1,152 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Downtown Living at its Finest! Welcome to 7th Street Lofts located in the heart of downtown, steps from MacEwan University, Rogers Place, the river valley, all major amenities, shopping, LRT & transit. This 1151 sq ft 2 storey unit located on the top floor has an OPEN CONCEPT design, perfect for entertaining. This industrial LOFT-STYLE unit features 20"™ exposed beam ceilings, brick wall, polished concrete floors & A/C. Huge floor-to-ceiling west facing windows provide lots of natural light & a large patio provides street views of the city. The kitchen is open to the living/dining area, has white cabinetry, s/s appliances & corian countertops. A 4 piece bath completes this level. The spacious primary bedroom is accessed by the metal staircase leading to the loft, a 3 pce en-suite w/new washer/dryer also on this level. Loads of storage provided by the freestanding wardrobes which is included with the home. 1 titled underground heated parking stall comes with this unit. This unique property MUST be seen!!

Built in 2005

### Essential Information

MLS® # E4440738

Price \$399,900



Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,152
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Loft
Status	Active

### Community Information

Address	311 10309 107 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 1K3

### Amenities

Amenities	Air Conditioner, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Hardie Board Siding
Exterior Features	Back Lane, Paved Lane, Public Transportation, Schools, Shopping Nearby, View Downtown

Roof	Tar & Gravel
Construction	Concrete, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	13
Zoning	Zone 12
Condo Fee	\$513

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Listing information last updated on June 17th, 2025 at 2:02pm MDT