

Courtesy Of Pam Haymour Of MaxWell Polaris

## \$309,900 - 105 10265 107 Street, Edmonton

MLS® #E4431315

**\$309,900**

1 Bedroom, 1.00 Bathroom, 1,075 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Residence â€“ Business â€“ Short-Term Rentals! This stunning mixed-use home in Beatty Lofts offers incredible flexibility just a block from the future City Park. Located in the heart of the ICE District, 1,075 sqft industrial-chic space is full of character with soaring 14-ft ceilings, exposed brick wall, Hardwood and tiled floors, concrete pillars, and original warehouse garage door that opens to a wall of windows. The open layout includes a stylish kitchen with SS Appliances, ample counter space, and a spacious island for entertaining. The Added Bonus: of 158 sqft is giving a total of 1233 sqft. A private upper loft is perfect for a cozy primary suite. Unique features include a 2-bike pulley system, private rear door (ideal for deliveries or easy move-ins) in-suite laundry, assigned parking, and access to a shared patio. Pet-friendly with board approval and a well-managed Exclusive 20-unit building. Just steps to Rogers Place, MacEwan University, dining, shops, the farmersâ€™ market, and the list goes on!

Built in 1949

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4431315  |
| Price    | \$309,900 |
| Bedrooms | 1         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,075             |
| Acres          | 0.00              |
| Year Built     | 1949              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Loft              |
| Status         | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 105 10265 107 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 5G2              |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Air Conditioner, Detectors Smoke, Intercom, No Smoking Home, Smart/Program. Thermostat, Security Door, Sprinkler System-Fire, Rooftop Deck/Patio |
| Parking   | Stall  |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Fan Coil, Natural Gas   |
| # of Stories | 2   |
| Stories      | 2   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Brick  |
| Exterior Features | Back Lane, Commercial, Corner Lot, Golf Nearby, Paved Lane, Public Transportation, Schools, Shopping Nearby, View City, View Downtown, See Remarks |
| Roof              | Unknown  |

|              |                    |
|--------------|--------------------|
| Construction | Brick              |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | April 17th, 2025 |
|-------------|------------------|

|                |   |
|----------------|---|
| Days on Market | 7 |
|----------------|---|

|        |         |
|--------|---------|
| Zoning | Zone 12 |
|--------|---------|

|           |       |
|-----------|-------|
| Condo Fee | \$848 |
|-----------|-------|

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Listing information last updated on April 24th, 2025 at 1:32am MDT