

## \$559,000 - 302 10169 104 Street, Edmonton

MLS® #E4419799

**\$559,000**

1 Bedroom, 1.50 Bathroom, 1,506 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

### HISTORIC PHILLIPS LOFTS â€“ LUXURY LOFT LIVING WITH MODERN UPGRADES!

The perfect mix of industrial charm and modern convenience in this 1,503 sqft, 1 bed + den, 1.5 bath loft in the heart of downtown. Featuring post-and-beam construction, exposed brick, hardwood floors, and 9.5â€™™ ceilings, this loft offers spacious, open living with stylish updates throughout. Entertain in style with a huge living room, conversation area, and open island kitchen with new fridge, dishwasher & microwave. Plenty of storage - custom-built storage wall, storage room, plus a storage cage. Additional upgrades include upgraded lighting, steam washer dryer, and custom steel sliding doors on the den/office/2nd bedroom. The unit also features central air conditioning and underground parking. The Phillips Lofts is a pet-friendly, non-smoking 1913 heritage building with a gorgeous rooftop patio, plus local shops, high-end restaurants and wine bars, coffee, and the downtown farmers market are right outside your door.

Built in 1930

### Essential Information

MLS® #	E4419799
Price	\$559,000



Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,506
Acres	0.00
Year Built	1930
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Loft
Status	Active

### Community Information

Address	302 10169 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 1A5

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Intercom, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite
Parking Spaces	1
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Brick, Concrete
Exterior Features	Back Lane, Fenced, Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	Roll Roofing
Construction	Brick, Concrete
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 30th, 2025
Days on Market	80
Zoning	Zone 12
Condo Fee	\$881

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Listing information last updated on April 20th, 2025 at 3:02pm MDT