



Edmonton

Downtown (Edmonton)

LP: \$397,500

#104 10265 107 ST NW

T5J 5G2

SP:

M

Listing ID #	E4441693	ACTIVE
Building Type	Lowrise Apartment	
Style	Loft	
Year Built	1949	Sold Date
Full Baths	1	Bedrooms Above 2
Half Baths	1	Bedrooms Total 2
Total Baths	1.1	Basement None
Tot Flr AG SqFt 1,525.26		Basement Dev No Basement
		Tot Flr AG SqM 141.70

Beatty Lofts! UNIQUELY ZONED commercial & residential this CORNER UNIT, New York Style LOFT is ideal for investors & 1st time home buyers who want to be in the HEART OF DOWNTOWN. This MAIN FLOOR loft BOASTS over 1,500 sqft, 14 ft ceilings w/ floor to ceiling exposed brick walls & is quietly located at the rear of the complex. Separate front foyer, leading into your open concept layout, perfect for entertaining – modern kitchen w/ expansive island, dining room & grand living room. Upper loft is currently being used as an office -easily convert to a guest bedroom. Primary suite features vaulted ceiling, wall closets & 5-piece ensuite – w/ special feature of jack & jill pocket door access into your 2-piece guest bathroom. Concrete flooring throughout, upgraded light fixtures(2024), painted(2024), A/C & in-suite laundry. Walking distance to: 104th St Farmer’s Market, restaurants, nightlife, Ice District & Rogers Place. Enjoy the luxury of the upcoming LRT Station, MacEwan & NorQuest all just steps away.

Directions

Living Room	6.60x5.61	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	4.61x3.65	M	Bedroom 4	1	5	M	Yes	Main		
Kitchen	4.82x2.94	M		2	2	M	No	Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	5.84x4.34	M		6				Tot Flr AG	141.70	1,525.26
Bedroom 2	3.98x3.52	U		7				# Finished	1	

Heat Source	Natural Gas	Construction	Concrete
Heat Type	Fan Coil	Basement	None / No Basement
Foundation	Concrete	Separate Ent	
Roof Type	Tar & Gravel	2nd Suite	Permit By Seller
Exterior	Brick	Garage Suite	Permit
Flooring	Concrete	Garden Suite	Permit
Features	Air Conditioner, Parking-Extra, Security Door, Vaulted Ceiling, See Remarks	Lot Shape	Front Exposure West
		Lot Size SqM	F x D (m) x
		Zoning	
		Tax Amount	\$4,405.24 / 2024
		Conform Type	
		Conform Year	
Goods Incl	Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas	Goods Excl	

Site Features	Back Lane, Corner Lot, Public Transportation, Schools, Shopping Nearby, See Remarks	Warranty	
		Fireplace	No
		FP Fuel	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
Parking	Stall	HOA Fee Incls	

Road Access	Paved	Park Encl/Tot	/	Garage Dim	
Condo Name	Beatty Lofts	Floor Location	Ground	Floor#	1
Condo Fee	\$1,131.32	#Floors in Build	2	Elevator	No
Fee Includes	Heat, Insur. for Common Areas, Parking, Professional Management, Reserve Fund Contribution, Water/Sewer	Balcony/Terrace	No	Min Age	
		Titled Storage	No		
		Parking Type	Assigned		
		Unit Exposure	E, S		