



Edmonton **Downtown (Edmonton)** **LP: \$185,000**
 #2506 10180 104 ST NW T5J 1A7 **SP:** 

Listing ID # E4453207 **ACTIVE**
Building Type Apartment High Rise
Style Single Level Apartment **Sold Date**
Year Built 2004 **Bedrooms Above** 1
Full Baths 1 **Bedrooms Total** 1
Half Baths 0 **Basement** None
Total Baths 1.0 **Basement Dev** No Basement
Tot Flr AG SqFt 612.69 **Tot Flr AG SqM** 56.92

URL-Virtual Tour **URL-Brochure**

What a view! This one-bedroom air-conditioned penthouse is perched on the 25th floor in the heart of downtown Edmonton. This open plan unit offers an incredible west-facing view. This home has been tastefully updated with new vinyl plank flooring in the main living areas and new carpet in the bedroom. You'll be surprised by how spacious this home feels, thanks to the large windows and sunny exposure. In-suite laundry makes life convenient and the semi-ensuite bath is well-designed for access from the primary bedroom or the living room. Just imagine enjoying sunsets from the balcony on a summer evening! You can walk to everything from this incredibly convenient location... from the Francis Winspear Centre for Music and the Art Gallery, to Edmonton City Centre, the Edmonton Public Library, and Churchill Square! Plus quick access to Edmonton's beautiful river valley. Public transit is easy with buses and the LRT just steps away. And if you own a car, you'll appreciate the underground parking as well!

Directions

Living Room	5.50x4.08	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.81x2.43	M	Bedroom 4	1	4	M	Yes	Main	56.92	612.69
Kitchen	2.43x2.42	M		2				Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	3.37x3.02	M		6				Tot Flr AG	56.92	612.69
Bedroom 2				7				# Finished	1	

Heat Source Natural Gas **Construction** Concrete
Heat Type Baseboard, Hot Water **Basement** None / No Basement
Foundation Concrete **Separate Ent**
Roof Type Tar & Gravel **2nd Suite** **Permit By Seller**
Exterior Brick **Garage Suite** **Permit**
Flooring Carpet, Laminate Flooring **Garden Suite** **Permit**
Features Air Conditioner, No Animal Home, No Smoking Home, **Lot Shape** **Front Exposure** West
 Parking-Visitor, Secured Parking, Security Door, See Remarks **Lot Size SqM** 10.02 **F x D (m)** x
Goods Incl Air Conditioner-Window, Dishwasher-Built-In, Dryer, Microwave **Zoning**
 Hood Fan, Refrigerator, Stove-Electric, Washer, Window **Tax Amount** \$1,968.61 / 2024
 Coverings **Conform Type**
Goods Excl **Conform Year**
Warranty

Site Features Public Transportation, Shopping Nearby, View Downtown

Parking Heated, Single Indoor, Underground

Road Access Paved

Park Encl/Tot 1 / 1 **Garage Dim**

Condo Name	Century The	Floor Location	Top	Floor#	25
Condo Fee	\$421.57	#Floors in Build	25	Elevator	Yes
Fee Includes	Heat, Parking, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer	Balcony/Terrace	Yes	Min Age	
		Titled Storage	No		
		Parking Type	Titled		
		Unit Exposure	E		