

Edmonton | **Downtown (Edmonton)** | **LP:** **$175,000**

10303 105 ST NW | T5J 5G3 | SP:

ACTIVE

Listing ID #	E4512932		
Building Type	Apartment High Rise		
Style	Single Level Apartment	**Sold Date**	
Year Built	2002	**Bedrooms Above**	1
Full Baths	1	**Bedrooms Total**	1
Half Baths	0	**Basement**	None
Total Baths	1.0	**Basement Dev**	No Basement
URL-Virtual Tour **URL-Brochure**	**Tot Flr AG SqFt** 630.45	**Tot Flr AG SqM**	58.57

Make this your new home by Rogers Place! Enjoy a stunning view of Edmonton's new centerpiece from this 18th floor condo! This one bedroom home is incredibly well laid out and lives larger than its size! The spacious living room has a corner nook that's perfect for a sleek home office! There's plenty of space in the dining room for you and your dinner guests, but with downtown eateries so handy, you might find yourself rarely cooking at home! If you do, you'll be very happy with the stainless appliances and ample storage in the kitchen. The master bedroom has lovely new carpet and features a walk-through closet to the semi-ensuite. This full bath offers stacking washer and dryer and ample storage, something that's hard to find in many condos! And wait till you see the in-suite storage room! Gorgeous new maple hardwood floors, new bedroom carpet and new blinds throughout! Plus secure covered parking, an excellent fitness room and 16 visitor parking stalls! It all adds up to a great place to call home!

Directions

Living Room	5.44x4.07	M	**Bedroom 3**		**Bath#**	**#pcs**	**Lvl**	**Ens**	**Level**	**SqM**	**SF**
Dining Room	3.14x3.12	M	**Bedroom 4**		**1**	4	M	Yes	**Main**		
Kitchen	2.41x2.26	M	**Storage Room**	M	**2**				**Upper**		
Family Room					**3**				**Above Grd**		
Den					**4**				**Lower**		
Bonus Room					**5**				**Below Grd**		
Primary Bedrm	3.42x2.99	M			**6**				**Tot Flr AG**	58.57	630.45
Bedroom 2					**7**				**# Finished**	1	

Heat Source	Natural Gas	**Construction**	Steel Frame
Heat Type	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	Ceramic Tile, Hardwood	**Garden Suite**	**Permit**
Features	Air Conditioner, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor	**Lot Shape**	**Front Expsure** East
		Lot Size SqM	**F x D (m)** x
		Zoning	RA9
		Tax Amount	$1,642.63 / 2026
		Conform Type	
		Conform Year	
Goods Incl	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings	**Goods Excl**	
		Warranty	
		Fireplace	
Site Features	Public Transportation, Shopping Nearby, View City, View Downtown	**FP Fuel**	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
Parking	Stall	**HOA Fee Incls**	
Road Access	Paved	**Park Encl/Tot**	/ 1 **Garage Dim**

Condo Name	Legacy The (Downtown_EDMO)	**Floor Location**	Other	**Floor#**	18
Condo Fee	$447.88 **Fee Schedule** Monthly	**#Floors in Build**	20	**Elevator**	Yes
Fee Includes	Exterior Maintenance, Heat, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Water/Sewer	**Balcony/Terrace**	Yes	**Min Age**	
		Titled Storage	No		
		Parking Type	Titled		
		Unit Exposure	E		