



Edmonton **12** **Downtown_EDMO** **LP:** **\$374,900**
 #222 10309 107 ST NW **SP:** **M**

ACTIVE

Type:	Lowrise Apartment	Listing ID#:	E4205614
Style:	Loft	Bdrms Above:	1
Year Built:	2005	Bdrms Total:	1
Full Baths:	1	Basement:	None
Half Baths:	0	Bsmnt Dev:	No Basement
Tot A.G. SqFt:	821.83	Tot A.G. SqM:	76.35

Welcome to Edmonton's premier Loft offerings found in the heart of the city surrounded by amazing restaurants & close to Rogers arena & Grant Macewan. Beautifully upgraded with an urban chic vibe, you'll love the bright stylish space where you can proudly entertain your guests! The sleek kitchen with all newer appliances and huge island is an excellent space for the aspiring chef. Superb master bedroom w/ loads of closet/storage space & a beautifully appointed 4 piece bathroom. The living/dining room connects you to the city with its gorgeous skyline view as well as the awesome spacious balcony where you can relax with your coffee cup in the morning sunshine or watch the lights twinkle at the end of your day! This unit includes underground titled stall & there is also visitor parking! This is the ultimate affordable DT living experience and a fabulous investment!

Directions:

Virtual Tour: <https://vimeo.com/436956019> **Brochure:** <http://www.222-10309-107st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	1	0	0	Main:		
Ensuite Baths:		0	0	0	0	0	Uppr:		
Finish Levels:	1						AbGd:	76.35	821.83
Fireplace Y/N:							Lowr:		
Fireplace Type:							BIGd:		
Fireplace Fuel:							Total A.G.:	76.35	821.83
Parking:									
Garage Dim:									
				Prk Encl/Ttl:	/				

Living Room:	Master Bedroom:	M
Dining Room:	Bedroom 2:	
Kitchen:	Bedroom 3:	
Family Room:	Bedroom 4:	
Den:		
Bonus Room:		

Flooring:	Concrete	Foundation:	Concrete
Construction:	Concrete	Heating Type:	Fan Coil
Roof:	Tar & Gravel	Heat Source:	Combination
Exterior:	Brick, Concrete	Features:	Air Conditioner, Ceiling 9 ft., Deck, Laundry-In-Suite, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking
Site Influences:	Back Lane, Paved Lane, Schools, Shopping Nearby, View City, View Downtown		

Goods Included: Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer **Restrictions:** Pet Restrict/Board Approv

Goods Excluded:

Warranty:

Elem School: **Jr. High School:** **Sr High School:**

Condo Name:	Seventh Street Lofts	Condo Fee Incl:	Exterior Maintenance, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution,
Condo Fee:	\$436.52	HOA Fee:	
Floor Location:	Other	Floor Number:	2
Balcony/Terrace:	Yes	Unit Exposure:	E
		HOA Fee Incl:	

Total Lot M2:		Lot Shape:		Lot Dimen:	
Frontage:		Zoning:			
Conform:		Front Expos:	East		
Taxes:	\$2,833.12 2019	Local Improve:			