



**Edmonton**      **12 Downtown (Edmonton)**      **LP:**      **\$219,900**  
 #602 10105 109 ST NW      **SP:**      **M**

**ACTIVE**

**Type:** Apartment High Rise      **Listing ID#:** E4223341  
**Style:** Loft      **Bdrms Above:** 1  
**Year Built:** 1966      **Bdrms Total:** 1  
**Full Baths:** 1      **Basement:** None  
**Half Baths:** 0      **Bsmnt Dev:** No Basement  
**Tot A.G. SqFt:** 987.17      **Tot A.G. SqM:** 91.71

Welcome to your new urban lifestyle at the Executive on Jasper. This upgraded modern loft makes downtown living easy with its central location. Perfect for professionals and students alike with convenient walking distance to grocery stores, restaurants and even the LRT. This unit has been renovated, giving it a tasteful modern touch. With laminate floors through out and 11ft ceilings, the main living area has ample space for both work and play. Ideal for anyone with a home office. The open concept kitchen has been updated with quartz countertops, stainless steel appliances and large island perfect for entertaining. The main bedroom showcases half walls for extra privacy and generous closet space, while the upgraded bathroom provides the modern comfort of dual sinks and a rain shower head. Enjoy your beautiful downtown Edmonton view and tons of natural light with wall to wall windows that run across the entire west side of the unit. Extra storage and in-suite laundry. This property is a must see!

**Directions:**

**Virtual Tour:** <https://vimeo.com/492248156>      **Brochure:** <http://www.602-10105-109st.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
<b>Baths:</b>	0	0	0	0	1	0	<b>Main:</b>		
<b>Ensuite Baths:</b>		0	0	0	0	0	<b>Uppr:</b>		
<b>Finish Levels:</b>	1						<b>AbGd:</b>		
<b>Fireplace Y/N:</b>							<b>Lowr:</b>		
<b>Fireplace Type:</b>							<b>BlGd:</b>		
<b>Fireplace Fuel:</b>							<b>Total A.G.:</b>	91.71	987.17
<b>Parking:</b>	See Remarks								
<b>Garage Dim:</b>									
				<b>Prk Encl/Ttl:</b>	/ 0				

<b>Living Room:</b>	5.41x4.96	M	<b>Primary Bedroom:</b>	5.12x3.48	M
<b>Dining Room:</b>			<b>Bedroom 2:</b>		
<b>Kitchen:</b>	5.5x3.86	M	<b>Bedroom 3:</b>		
<b>Family Room:</b>			<b>Bedroom 4:</b>		
<b>Den:</b>			<b>Office</b>	5.42x2.46	M
<b>Bonus Room:</b>					

**Flooring:** Laminate Flooring, Slate      **Foundation:** Concrete  
**Construction:** Concrete      **Heating Type:** Forced Air-1  
**Roof:** Tar & Gravel      **Heat Source:** Natural Gas  
**Exterior:** Concrete      **Features:** Carbon Monoxide Detectors, Ceiling 10 ft., Detectors Smoke, Laundry-In-Suite, No Smoking Home  
**Site Influences:** Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby, View City, View Downtown

**Goods Included:** Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler      **Restrictions:** Pet Restrict/Board Approv

**Goods Excluded:**

**Warranty:**

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

<b>Condo Name:</b>	Executive The	<b>Condo Fee Incl:</b>	Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Water/Sewer
<b>Condo Fee:</b>	\$665.28	<b>HOA Fee:</b>	
<b>Floor Location:</b>	Other	<b>Floor Number:</b>	6
<b>Balcony/Terrace</b>	No	<b>Unit Exposure:</b>	W
		<b>HOA Fee Incl:</b>	

**Total Lot M2:** 13.01      **Lot Shape:**      **Lot Dimen:**  
**Frontage:**      **Depth:**      **Zoning:**  
**Conform:**      **Conform Yr:**      **Front Expos:** West  
**Taxes:** \$2,051.64 2020      **Local Improve:**