



Edmonton 12 Downtown **LP: \$269,900**
#301 10355 105 ST NW **SP:** M
ACTIVE

List ID #: E4234786 **Type:** Lowrise Apartment
DOM: 0 **Style:** Loft
Rms Abv Gd: 3 **Year Blt:** 1999
Bedrms: **Above:** 1 **Ttl:** 1 **Basement:** None
Baths: 1 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 618.50 **Total Flr (M):** 57.46

This is your chance to live in style in a gorgeous TOP FLOOR CORNER unit in the desirable Fifth Street Lofts! Upon entry you will be impressed with the use of space & beautiful light that the many south + west facing windows bring in. Extensively renovated this unit offers new tile flooring, stainless steel appliances, quartz kitchen countertops /w undermount sink, beautiful new cabinets & backsplash, butcher block movable island, bright updated bathroom, in-suite laundry washer/dryer combo and much more! Did I mention there is a built in cocktail/coffee bar with storage & bar fridge?! Those who appreciate fine details like a building steeped in history, use of original brick and 12 foot ceilings will fall in love. Original decorative brick fireplace creates the perfect division of space for a bedroom or office area & gives the loft a warm cozy feeling. Secured assigned parking & storage cage! Just around the corner from Rogers Place, this is downtown living at its finest.

Directions:

Virtual Tour: <https://vimeo.com/502764095>

Brochure: <http://www.301-10355-105st.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	60	Negotiable	Level	Mtr2	SqFt	
Full Baths:	0	0	0	1	0	0	Occupancy:	Seller		Main:			
Ensuite		0	0	0	0	0				Upper:			
Addl Rms:	0	Finished Lvl: 1						Garage Dim:			AbGd:		
Fpl:	Yes	Fpl Fuel: See Remarks						Elem Schl:	Garneau/St.		Lowr:		
Fpl Type:	See Remarks							Jr High Schl:	Allendale/McKernan		BIGd:		
Parking:	Stall							High Schl:	Victoria/St. Joseph		Total A.G.	57.46	618.50

Living Rm:	4.57x3.66	M	Master Bdrm:	4.57x3.66	M
Dining Rm:			Bedrm 2:		
Kitchen:	4.27x2.74	M	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:					
Bonus Rm					

Flooring: Ceramic Tile **Foundation:** Concrete
Construct: Concrete **Heat Type:** Baseboard, Hot Water
Roof: Tar & Gravel **Heat Fuel:**
Exterior: Brick **Remodel:**
Site Infl: Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown, See Remarks **Amen/Features:** Intercom, Laundry-In-Suite, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Storage-Locker Room, See Remarks

Goods Incl: Euro Washer/Dryer Combo, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings, Wine/Beverage Cooler **Restrict:** Pet Restrict/Board Approv

Warranty: **Goods Excl:** Murphy Bed is Negotiable.
Front Expos: West **Condo/HOA:** **Condo:** \$420.93 **HOA:**
Prop Class: Condo Heat, Insur. for Common Areas, Janitorial Common Areas,
Condo Name: Fifth Street Lofts Landscape/Snow Removal, Parking, Professional Management, Reserve
Prk Encl/TTL: / 1 / stall Fund Contribution, Water/Sewer, See Remarks

Lot Sq (M):		Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	
Conform:		Front Expos:	West
Taxes: \$2,275.44	Tax Yr: 2020	Local Improv:	/Yr: