



**Edmonton 12 Downtown**  
**#301 10355 105 ST NW**

**LP: \$249,900**

**SP:**



**ACTIVE**

**List ID #:** E4270341 **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 newer 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 stall (/w plug in) & storage cage! Just around the corner from Rogers Place & McEwan, this is downtown living at its finest!

**Directions:**

**Virtual Tour:** <https://vimeo.com/648705940>

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

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

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

**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, Refrigerator, Stove-Electric, Window Coverings, Wine/Beverage Cooler **Restrict:** Pet Restrict/Board Approv

**Warranty:** **Goods Excl:** Murphy Bed  
**Front Expos:** West **Condo/HOA:** **Condo:** \$433.55 **HOA:**  
**Prop Class:** Condo Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Water/Sewer, See Remarks  
**Condo Name:** Fifth Street Lofts  
**Prk Encl/TTL:** / 1 / stall

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