



Edmonton 12 Downtown **LP: \$294,900**
#403 10301 109 ST NW **SP:** **ACTIVE** 

List ID #: E4321497 **Type:** Lowrise Apartment
DOM: 0 **Style:** Loft
Rms Abv Gd: 4 **Year Blt:** 1922
Bedrms: **Above:** 1 **Ttl:** 1 **Basement:** None
Baths: 1 / 0 **Bsmt Dev:** No Basement
Total Flr (SF): 845.62 **Total Flr (M):** 78.56

Now is your chance to live in one of Edmonton's most exclusive downtown properties - MacCosham Lofts. One of only 20 prestigious units, this top floor, 845 square foot, 1 bedroom home is a post-and-beam dream just steps away from the Art District, Rogers Arena, and some of the city's best restaurants. The neutral colour palette against the slate tiles and pine wood flooring ties the open-concept space together. A brick wall surrounds a south-facing window in the living room, plus you'll enjoy year-round sunlight beaming through the bedroom skylight. With air conditioning, in-suite laundry and heated, underground parking juxtaposing a trove of original, historic details, this community of long-term owners awaits you and your pet. Opportunities to live in the MacCosham Lofts are few and far between.

Directions:

Virtual Tour: URL-Virtual Tour

Brochure: URL-Brochure

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	Imm/Neg	Level	Mtr2	SqFt	
Full Baths:	4						Occupancy:	Vacant	Main:			
Ensuite							Garage Dim:		Upper:			
Addl Rms:	0	Finished Lvl:		1			Elem Schl:		AbGd:			
Fpl:		Fpl Fuel:					Jr High Schl:		Lowr:			
Fpl Type:							Jr High Schl:		BIGd:			
Parking:	Heated, Parkade, Underground							High Schl:		Total A.G.	78.56	845.62

Living Rm:	4.77 x 4.69	M	Primary Bdrm:	3.27 x 3.22	M
Dining Rm:	4.77 x 2.39	M	Bedrm 2:		
Kitchen:	4.77 x 2.64	M	Bedrm 3:		
Family Rm:			Bedrm 4:		
Den:					
Bonus Rm					

Flooring: Hardwood, Slate **Foundation:** Concrete
Construct: Wood Frame **Heat Type:** Heat Pump
Roof: **Heat Fuel:**
Exterior: Acrylic Stucco **Remodel:**
Site Infl: Back Lane, Commercial, Shopping Nearby, View City **Amen/Features:** Air Conditioner, Laundry-In-Suite, No Animal Home, No Smoking Home, Open Beam, Secured Parking, Skylight

Goods Incl: Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer **Restrict:** Pet Restrict/Board Approv

Warranty: **Goods Excl:**
Front Expos: West **Condo/HOA:** **Condo:** \$461.47 **HOA:**
Prop Class: Condo Exterior Maintenance, Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Water/Sewer
Condo Name: Maccosham Lofts
Prk Encl/TTL: / / 0023403

Lot Sq (M):	26.79	Lot Dimen:	
Frontage (M):		Lot Shape:	
Depth (M):		Zoning:	
Conform:		Front Expos:	West
Taxes:	\$2,586.02 Tax Yr: 2022	Local Improv:	/Yr: