

## \$199,900 - 31 10331 106 Street, Edmonton

MLS® #E4453299

**\$199,900**

1 Bedroom, 2.00 Bathroom, 1,168 sqft  
Condo / Townhouse on 0.00 Acres

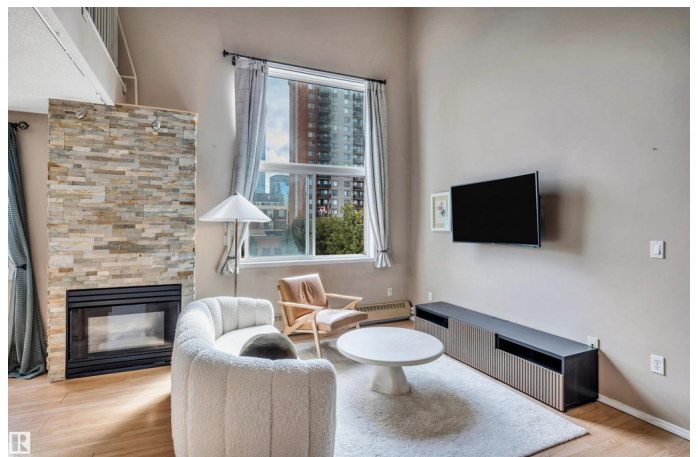
Downtown (Edmonton), Edmonton, AB

Experience vibrant downtown living at its finest in this magnificent top-floor loft-style condo, just steps from Rogers Place, the Ice District, Grant MacEwan University, and the Farmers Market. Featuring soaring open-to-above ceilings and expansive windows, this home is bathed in natural light and offers spectacular city views. The open-concept layout includes a spacious primary bedroom with a walk-in closet and a 4-pieces ensuite, plus a generous kitchen with stainless steel appliances, ceramic tile flooring, and a cultured stone island. The bright living area complete with a striking gas fireplace, and flows seamlessly into the dining space. Additional features include a second 4-piece bathroom, in-suite laundry, ample storage, and a versatile loft area ideal for a second bedroom or home office. A heated underground parking adds convenience and security. Combining modern comfort with striking loft design, this unique gem puts you in the heart of Edmonton's most exciting neighborhood.

Built in 1993

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4453299  |
| Price    | \$199,900 |
| Bedrooms | 1         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,168             |
| Acres          | 0.00              |
| Year Built     | 1993              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Loft              |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 31 10331 106 Street |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5J 1H8             |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Detectors Smoke, Sprinkler System-Fire |
| Parking   | Heated, Underground                    |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Stone Facing                                                                                           |
| # of Stories      | 3                                                                                                      |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Stucco                                               |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, View City |
| Roof              | Asphalt Shingles                                           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 12           |
| Condo Fee      | \$596             |

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Listing information last updated on August 20th, 2025 at 11:17pm MDT