

\$574,900 - 403 10249 104 Street, Edmonton

MLS® #E4451686

\$574,900

2 Bedroom, 2.00 Bathroom, 1,694 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Live the ultimate downtown lifestyle in this rare, true hard loft—one of the largest units in a historic warehouse conversion. This 2-bedroom suite blends industrial character with modern comfort: exposed brick, original hardwood floors, soaring ceilings, central A/C, and a sleek light grey kitchen with island—perfect for hosting or casual dining. The open layout offers space for a home office, dining area, or library—tailored to your needs. The primary bedroom includes a walk-in closet and access to a 4pc bath with clawfoot tub and separate shower, while a second 3pc bath off the foyer is ideal for guests. South-facing bedroom windows bring in all-day light, and the east-facing living room opens to a 20'x15' patio with gas BBQ hookup—perfect for morning coffee or after-work gatherings. Underground heated parking, in-suite laundry, and an unbeatable location just steps to the Ice District, LRT, dining, coffee shops, the Saturday outdoor market, and the river valley.

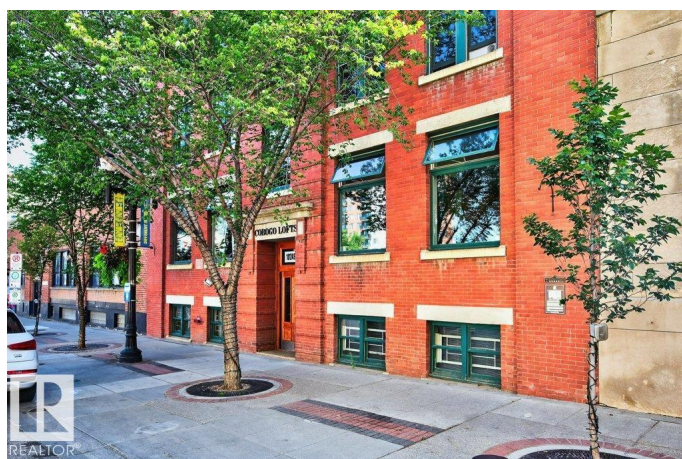
Built in 1913

Essential Information

MLS® # E4451686

Price \$574,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,694
Acres	0.00
Year Built	1913
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Loft
Status	Active

Community Information

Address	403 10249 104 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5J 1B1

Amenities

Amenities	Air Conditioner, Intercom, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Natural Gas BBQ Hookup
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Fan Coil, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Brick
Exterior Features	Golf Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown
Roof	Roll Roofing

Construction	Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 5th, 2025
Days on Market	70
Zoning	Zone 12
Condo Fee	\$600

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 14th, 2025 at 10:18am MDT