

## \$849,900 - 401 10009 102 Avenue, Edmonton

MLS® #E4430204

**\$849,900**

2 Bedroom, 2.00 Bathroom, 2,366 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

City Chic hide-a-way! The Churchill Exchange. New York Style Loft Penthouse for those who enjoy privacy & love the city vibe. 2366 sq ft (developer size 2,663) sq ft )2 bedrooms, 2 baths and a den. A wide-open space ideal for your creative genius. Large windows. All concrete & steel. Central A/C ensures comfort. Stunning walls ideal for art. Rare loft condo with lots of storage. Gorgeous island kitchen c/w stainless steel appliances and walk-in pantry. No upstairs neighbours. Building is a registered historic site with beautiful common areas. Shared huge rooftop deck. Large in-suite laundry. 2 titled u/g stalls with assigned storage. Main floor storage locker. Elevator opens to the unit. Stroll to everything, the river valley, Winspear, Citadel, Art Gallery, Edmonton Centre, Churchill Square, Library, LRT, Rogers Place & the finest restaurants. A true urban hide-a-way, quiet, private, secluded. Condo fees \$1456.65 month. Cats Allowed for this unit Pets Allowed with Board approval some restrictions apply.

Built in 1941

### Essential Information

MLS® # E4430204

Price \$849,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 2,366             |
| Acres          | 0.00              |
| Year Built     | 1941              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Penthouse         |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 401 10009 102 Avenue |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 5B6              |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Detectors Smoke, Patio, Security Door |
| Parking Spaces | 2                                     |
| Parking        | Underground, See Remarks              |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Stone Facing   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|          |                 |
|----------|-----------------|
| Exterior | Concrete, Stone |
|----------|-----------------|

|                   |  |
|-------------------|--|
| Exterior Features | Public Transportation, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Stone  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 143             |
| Zoning         | Zone 12         |
| Condo Fee      | \$1,506         |

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Listing information last updated on August 30th, 2025 at 5:17am MDT