

# \$274,900 - 510 10606 102 Avenue, Edmonton

MLS® #E4459969

## \$274,900

2 Bedroom, 1.00 Bathroom, 1,124 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Excellent opportunity to build some sweat equity in this loft-style penthouse downtown! Inside this south facing condo you'll find two bedrooms, 4pce main bathroom, living room with 19' ceiling & access to patio, good sized kitchen and large loft area. The true masterpiece of this unit is the massive private roof top patio with unbelievable views of downtown Edmonton - the perfect spot to entertain friends on those warm summer nights. ADDITIONAL FEATURES: In-suite laundry, titled underground parking, excellent proximity to Grant MacEwan University, shops/dining and much more! \*\*This property is being sold "as-is, where-is" with no warranties or representations.\*\*

Built in 2004

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4459969          |
| Price          | \$274,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,124             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |



|          |                   |
|----------|-------------------|
| Sub-Type | Lowrise Apartment |
| Style    | Loft              |
| Status   | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 510 10606 102 Avenue |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 5E9              |

### Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Amenities      | Deck, Security Door, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking Spaces | 1                                                                |
| Parking        | Underground                                                      |

### Interior

|              |                       |
|--------------|-----------------------|
| Appliances   | See Remarks           |
| Heating      | Fan Coil, Natural Gas |
| # of Stories | 5                     |
| Stories      | 2                     |
| Has Basement | Yes                   |
| Basement     | None, No Basement     |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, View Downtown, See Remarks |
| Roof              | Tar & Gravel                                                                |
| Construction      | Wood, Stucco                                                                |
| Foundation        | Concrete Perimeter                                                          |

### Additional Information

|                 |                      |
|-----------------|----------------------|
| Date Listed     | September 29th, 2025 |
| Days on Market  | 20                   |
| Zoning          | Zone 12              |
| RE / Bank Owned | Yes                  |

Condo Fee                    \$633

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Listing information last updated on October 19th, 2025 at 6:18pm MDT