

## \$898,000 - 401 10009 102 Avenue, Edmonton

MLS® #E4430204

**\$898,000**

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 \$898,000

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	69
Zoning	Zone 12
Condo Fee	\$1,506

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 June 17th, 2025 at 10:48am MDT