

## \$179,000 - 307 10134 100 Street, Edmonton

MLS® #E4456986

**\$179,000**

1 Bedroom, 1.00 Bathroom, 594 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Charming Corner Studio Loft in the Iconic McLeod Building! Nestled in the heart of downtown, this home puts you steps away from award-winning restaurants, boutique shopping, the Art Gallery, Citadel Theatre, and the LRT for effortless commuting. Inside, you'll be welcomed by soaring 10 ft ceilings and stunning 7 ft tall Chicago-style windows that fill the space with natural light. Sound-cushioned walls create comfort and quiet living and in-suite laundry adds everyday convenience. Condo fees of \$685 per month include all utilities—power, heat, and water. For investors, this property offers immediate returns with a reliable tenant already in place and a lease secured until May 1st, 2026. Note: no parking available in the building. Historic charm, modern convenience, and a turnkey investment—don't miss, the McLeod Building!

Built in 1905

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456986  |
| Price          | \$179,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 594       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1905                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 307 10134 100 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 0N8              |

### Amenities

|           |                                                             |
|-----------|-------------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, Intercom, Security Door |
| Parking   | No Parking                                                  |

### Interior

|              |                                                                                                                 |
|--------------|-----------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Fan Coil, Natural Gas                                                                                           |
| # of Stories | 9                                                                                                               |
| Stories      | 9                                                                                                               |
| Has Basement | Yes                                                                                                             |
| Basement     | None, No Basement                                                                                               |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                            |
| Exterior Features | Corner Lot, Public Transportation, Schools, Shopping Nearby, View Downtown |
| Roof              | Unknown                                                                    |
| Construction      | Concrete, Brick                                                            |
| Foundation        | Concrete Perimeter                                                         |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 10th, 2025 |
|-------------|----------------------|

|                |         |
|----------------|---------|
| Days on Market | 7       |
| Zoning         | Zone 12 |
| Condo Fee      | \$685   |



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Listing information last updated on September 17th, 2025 at 8:47am MDT