

## \$475,000 - 103 10265 107 Street, Edmonton

MLS® #E4442141

**\$475,000**

2 Bedroom, 1.50 Bathroom, 1,547 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Located in the highly desirable Beatty Lofts Building, this stunning 2-bedroom, 1.5-bath industrial loft offers the perfect blend of modern luxury and urban charm. Boasting an impressive 14-foot ceiling, the spacious open-concept design gives you plenty of room to live, work, and entertain. The stainless-steel appliances and sleek granite countertops in the kitchen add a sophisticated touch, while maintaining that raw industrial edge. The expansive layout gives you flexibility, with two bedrooms and an additional half-bath for convenience. In the heart of the vibrant ICE District, and just a one-minute walk to Rogers, whether you're hosting guests in the heart of downtown or retreating to your own space after a busy day, the loft is a haven of style and comfort. Direct access to the best of downtown, this is the ultimate spot to enjoy everything the city has to offer. Live/work options make this space perfect for professionals seeking both a home and office in one convenient location.

Built in 1949

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4442141  |
| Price    | \$475,000 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,547             |
| Acres          | 0.00              |
| Year Built     | 1949              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Loft              |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 103 10265 107 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 5G2              |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | Detectors Smoke    |
| Parking   | Stall, See Remarks |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | ensuite bathroom                            |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                      |
| # of Stories      | 2                                           |
| Stories           | 2                                           |
| Has Basement      | Yes                                         |
| Basement          | None, No Basement                           |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Brick                 |
| Exterior Features | Public Transportation |
| Roof              | Tar & Gravel          |
| Construction      | Brick                 |
| Foundation        | Concrete Perimeter    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 54              |
| Zoning         | Zone 12         |
| Condo Fee      | \$1,011         |

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Listing information last updated on August 5th, 2025 at 7:17am MDT