

**\$197,500 - 809 10145 109 Street, Edmonton**

MLS® #E4454945

**\$197,500**

2 Bedroom, 1.00 Bathroom, 947 sqft  
Condo / Townhouse on 0.00 Acres

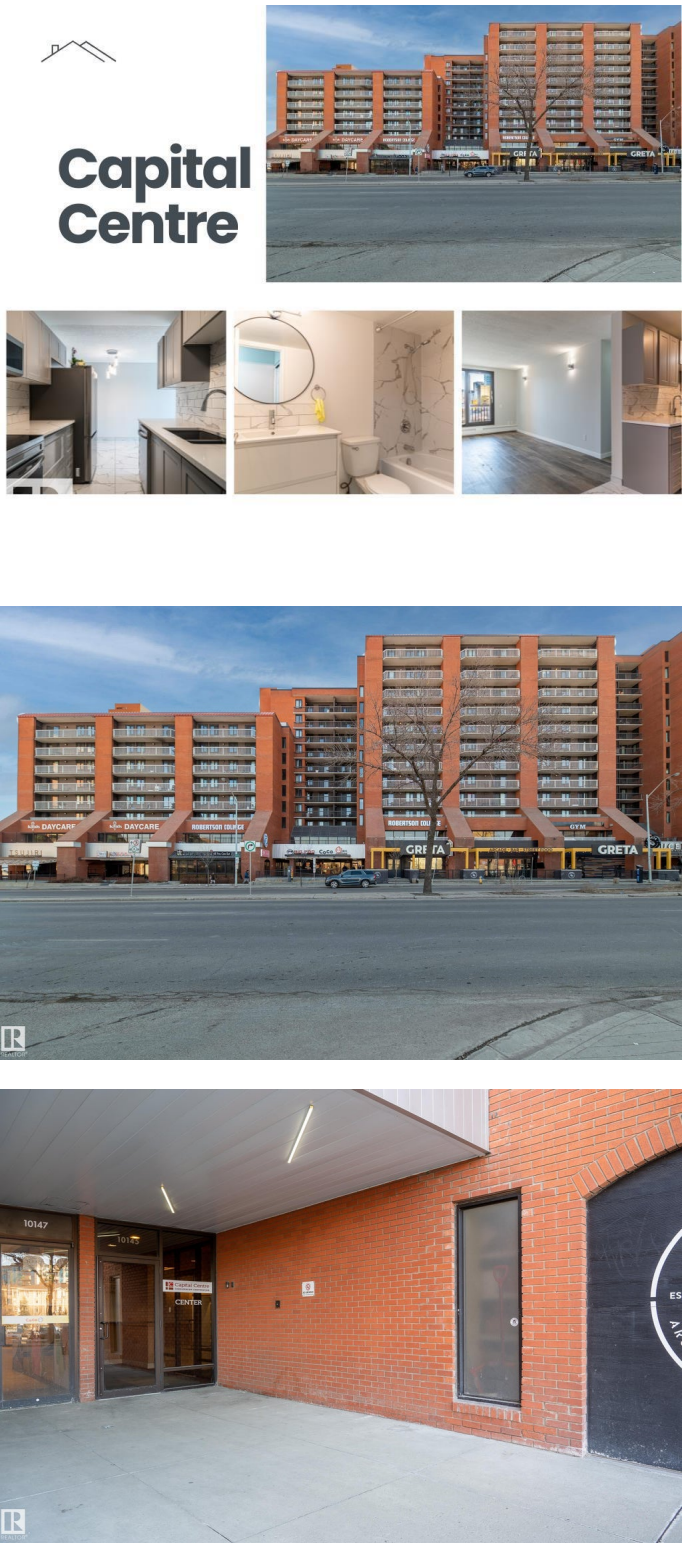
Downtown (Edmonton), Edmonton, AB

Step into this beautifully renovated 2-bedroom condo located in the vibrant heart of downtown Edmonton, just steps away from premier shopping, dining, MacEwan University, NorQuest College, the LRT, and Rogers Place. Inside, youâ€™ll find a bright, spacious layout with a sun-soaked living area and stylish finishes throughout. Renovations include a quartz kitchen countertop, sleek tile and flooring, new cabinets and vanity, and a new bathtub. The nearly-new Samsung appliancesâ€”including a washer and dryer purchased just months agoâ€”add a modern touch. Enjoy your morning coffee or evening wine on the balcony, and rest easy with secure underground parking included. Perfect for professionals, students, or investorsâ€”this move-in-ready condo combines comfort, convenience, and value in one unbeatable package.

Built in 1981

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4454945  |
| Price          | \$197,500 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 947       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1981                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 809 10145 109 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 3M5              |

### Amenities

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite |
| Parking Spaces | 1                                                                                                                                         |
| Parking        | Heated, Parkade, Stall, Underground                                                                                                       |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Baseboard, Natural Gas                                                               |
| # of Stories | 12                                                                                   |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | None, No Basement                                                                    |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                        |
| Exterior Features | Golf Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | EPDM Membrane, SBS Roofing System                                                      |
| Construction      | Concrete, Brick                                                                        |
| Foundation        | Concrete Perimeter                                                                     |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Garneau School (K-6)    |
| Middle     | Allendale School (7-9)  |
| High       | Victoria School (10-12) |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 39                |
| Zoning         | Zone 12           |
| Condo Fee      | \$753             |

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Listing information last updated on October 5th, 2025 at 10:32am MDT