

## \$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
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Days on Market	2
Zoning	Zone 12
Condo Fee	\$685



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Listing information last updated on September 12th, 2025 at 3:48pm MDT