# \$224,000 - 304 2510 109 Street, Edmonton

MLS® #E4446827

## \$224,000

1 Bedroom, 1.00 Bathroom, 764 sqft Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Experience luxurious living in this stunning concrete building, with all utilities included in the monthly condo fee. This unit boasts an open-concept floor plan, soaring 9-foot ceilings, and a granite kitchen island perfect for entertaining. Enjoy cooking with a gas cooktop, and appreciate the elegant ceramic tiled and vinyl flooring throughout. The living room features large, wall-to-wall windows that flood the space with natural light and a cozy electric fireplace for added comfort. The stylish 4-piece bathroom is a true showstopper, featuring a separate shower and a soaker tub for ultimate relaxation. This exceptional complex offers a fitness room, underground parking with an additional storage cage, and a private park for your enjoyment.

Built in 2008

### **Essential Information**

MLS® # E4446827 Price \$224,000

Bedrooms 1

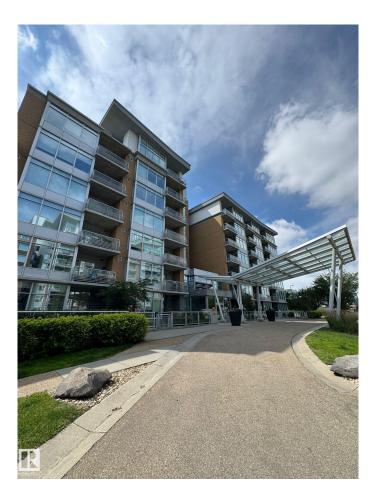
Bathrooms 1.00

Full Baths 1

Square Footage 764

Acres 0.00

Year Built 2008





Type Condo / Townhouse
Sub-Type Apartment High Rise
Style Single Level Apartment

Status Active

# **Community Information**

Address 304 2510 109 Street

Area Edmonton
Subdivision Ermineskin
City Edmonton
County ALBERTA

Province AB

Postal Code T6J 2X1

# **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Exercise Room

Parking Underground

# Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked

Washer/Dryer, Stove-Gas

Heating Heat Pump, Natural Gas

Fireplace Yes
Fireplaces Insert

# of Stories 7
Stories 1

Has Basement Yes

Basement See Remarks, No Basement

### **Exterior**

Exterior Concrete, Brick, Metal

Exterior Features Backs Onto Park/Trees, Flat Site, Landscaped, Picnic Area, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof EPDM Membrane

Construction Concrete, Brick, Metal Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 8th, 2025

Days on Market 100

Zoning Zone 16

Condo Fee \$696



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