

# **\$399,500 - 108 2612 109 Street, Edmonton**

MLS® #E4441401

**\$399,500**

2 Bedroom, 2.00 Bathroom, 940 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Here it is! Finally an exceptional apartment condo that feels like a townhouse with A/C! South exposure and private patio yard space 24x40 ft, treed and garden area. The most popular 2 bedroom, 2 bath floorplan with a bedroom and full bath on each side of the large open central living area. Featuring engineered hardwood, neutral tones, granite counters, SS appliances, feature lighting & fireplace, marble floors & vanity tops, + more! Ground floor convenience for family members + pet friendly building. This suite backs onto the Regent gated park with feature fountain & pond, (currently drained for maintenance). Dog park at the west side next to Regent. Indoor parking and storage lockup. All-in condo fee includes all utilities, maintenance costs, insurance, reserves for future costs and services like basic internet and TV connection. Short walk to the LRT train and all amenities... Renovated + move-in ready. See it for yourself, truly exceptional!

Built in 2009

## **Essential Information**

MLS® #	E4441401
Price	\$399,500
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	940
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	108 2612 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3T1

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Dog Run-Fenced In, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room, Infill Property, Storage Cage, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	1
Parking	Heated, Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Window Coverings
Heating	Heat Pump, Electric, Natural Gas
Fireplace	Yes
Fireplaces	Marble Surround, Vent Free, Wall Mount
# of Stories	7
Stories	1
Has Basement	Yes
Basement	None, See Remarks

**Exterior**

Exterior	Concrete, Brick, Metal, Stone
Exterior Features	Backs Onto Park/Trees, Fenced, Gated Community, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot, Vegetable Garden, See Remarks, Private Park Access
Roof	Flat
Construction	Concrete, Brick, Metal, Stone
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 9th, 2025
Days on Market	8
Zoning	Zone 16
Condo Fee	\$818

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