

## \$229,900 - 304 2510 109 Street, Edmonton

MLS® #E4420843

**\$229,900**

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® #         | E4420843  |
| Price          | \$229,900 |
| 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, Intercom, Secured Parking, Security Door, Storage Cage |
| Parking   | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Gas |
| Heating           | Heat Pump, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| # of Stories      | 7  |
| Stories           | 7  |
| Has Basement      | Yes  |
| Basement          | See Remarks, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick, Metal   |
| Exterior Features | Landscaped, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | EPDM Membrane  |
| Construction      | Concrete, Brick, Metal   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 84                 |
| Zoning         | Zone 16            |
| Condo Fee      | \$696              |

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Listing information last updated on May 2nd, 2025 at 3:18pm MDT