Courtesy Of Terrie M Reekie Of RE/MAX River City

$329,000 - 407 2612 109 Street, Edmonton

MLS® #E4425431

$329,000
2 Bedroom, 2.00 Bathroom, 917 sqft
Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Easy living and luxury blend perfectly in this Concrete/Steel 2 bdrm home in Regent Century Park. Designed with a smart plan featuring Air Conditioning, large windows, hardwood/luxury flooring, in-suite laundry, along with new Heat Pump installed in 2023. Enjoy cooking in the open kitchen with SS appliances, gas cooktop, large island, and granite counters/backsplash. Beyond the practical layout the large LR with a fireplace and access to your balcony with gas hook up. Relax in your luxurious king-sized bdrm with walk through closet & spa-like 5-piece bath with a soaker tub, & separate glass shower. Spacious second bdrm and a 4-pce bath on the other side of the condo. Titled underground parking, storage cage, and Exercise Room. Condo fee INCLUDES ALL UTILITIES. Superb location, steps away from restaurants, shopping, 4 minute walk from the LRT platform, mins to U of A & DT. Near the Anthony Henday, 111th st & Calgary Trail makes commuting easy. Green space and nearby amenities round out this urban village.

Built in 2009

Essential Information

MLS® #	E4425431
Price	$329,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	917
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	407 2612 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3T1

Amenities

Amenities	Air Conditioner, Detectors Smoke, Exercise Room, Hot Water Natural Gas, Intercom, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	8
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Brick, Metal
Exterior Features	Airport Nearby, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Brick, Metal
Foundation	Slab

Additional Information

Date Listed	March 13th, 2025
Days on Market	51
Zoning	Zone 16
Condo Fee	$724

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