

# **\$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 | 37               |
| Zoning         | Zone 16          |
| Condo Fee      | \$724            |

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Listing information last updated on April 19th, 2025 at 7:32am MDT