

## \$245,000 - 2612 109 Street, Edmonton

MLS® #E4436903

**\$245,000**

1 Bedroom, 1.00 Bathroom, 793 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Regent Century Park Condo located in one of Edmonton's favorite spots. A short walk to Restaurants, shopping and to Rapid Transit(LRT). Located on the 5th floor, the balcony w/gas faces South and overlooks a garden Courtyard. Beautiful 1 bedroom 800 sq.ft of lovely. Engineered Hardwood flooring in Living room & Kitchen. Tiled flooring in the front entrance and Dinette. Kitchen, the heart of the home features Gas stove, Island w/quartz counters, soft close drawers and cabinets plus pantry. Spacious Bedroom has double walk through closet to a 4 pce Bthrm. Bathroom w/deep soaker tub, Marble tile and Separate shower. Living room loaded with windows has a garden door to balcony. IN-suite Laundry room. Exercise room on the second floor. A Quality build with concrete and steel construction. The Monthly Condo fees(\$670.00) include all utilities: Electrical, Gas, water, sewer, garbage and Internet. Titled underground parking stall is 26 steps from the Elevator)+ titled storage cage. Dog Park steps from complex.

Built in 2009

### Essential Information

MLS® # E4436903

Price \$245,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	793
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

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

### Amenities

Amenities	Air Conditioner, Exercise Room, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage Cage
Parking	Heated, Parkade, Underground

### Interior

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

### Exterior

Exterior	Concrete, Brick
----------	-----------------

Exterior Features	Airport Nearby, Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Transportation, View City
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	30
Zoning	Zone 16
Condo Fee	\$671

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 7:17pm MDT