

\$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 | 40 |
| Zoning | Zone 16 |
| Condo Fee | \$724 |

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 April 22nd, 2025 at 11:02am MDT