

## \$399,500 - 108 2612 109 Street, Edmonton

MLS® #E4441401

**\$399,500**

2 Bedroom, 2.00 Bathroom, 940 sqft

Condo / Townhouse on 0.00 Acres

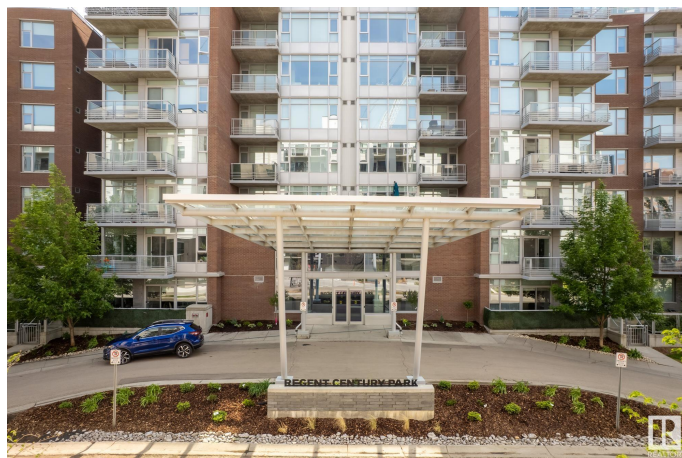
Ermineskin, Edmonton, AB

Here it is! Finally an exceptional apartment condo that feels like a townhouse with A/C! South exposure and private patio yard space 24x40 ft, treed and garden area. The most popular 2 bedroom, 2 bath floorplan with a bedroom and full bath on each side of the large open central living area. Featuring engineered hardwood, neutral tones, granite counters, SS appliances, feature lighting & fireplace, marble floors & vanity tops, + more! Ground floor convenience for family members + pet friendly building. This suite backs onto the Regent gated park with feature fountain & pond, (currently drained for maintenance). Dog park at the west side next to Regent. Indoor parking and storage lockup. All-in condo fee includes all utilities, maintenance costs, insurance, reserves for future costs and services like basic internet and TV connection. Short walk to the LRT train and all amenities... Renovated + move-in ready. See it for yourself, truly exceptional!

Built in 2009

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4441401  |
| Price     | \$399,500 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 940                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 108 2612 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 3T1             |

### Amenities

|                |                                                                                                                                                                                                                                                                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Dog Run-Fenced In, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room, Infill Property, Storage Cage, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 1                                                                                                                                                                                                                                                                                                                                                                         |
| Parking        | Heated, Underground, See Remarks                                                                                                                                                                                                                                                                                                                                          |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Window Coverings |
| Heating           | Heat Pump, Electric, Natural Gas                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                |
| Fireplaces        | Marble Surround, Vent Free, Wall Mount                                                                                                                                             |
| # of Stories      | 7                                                                                                                                                                                  |
| Stories           | 1                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | None, See Remarks                                                                                                                                                                  |

**Exterior**

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Metal, Stone                                                                                                                                          |
| Exterior Features | Backs Onto Park/Trees, Fenced, Gated Community, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot, Vegetable Garden, See Remarks, Private Park Access |
| Roof              | Flat                                                                                                                                                                   |
| Construction      | Concrete, Brick, Metal, Stone                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                                     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 16        |
| Condo Fee      | \$818          |

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Listing information last updated on June 16th, 2025 at 4:17pm MDT