

## \$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	47
Zoning	Zone 16
Condo Fee	\$724

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