

## \$245,000 - 414 2612 109 Street, Edmonton

MLS® #E4442008

**\$245,000**

1 Bedroom, 1.00 Bathroom, 784 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Convenient living meets comfort at the Regent Century Park. Condo Fees INCLUDE heat, AC, water, electricity & internet!! Great orientation w/ COURTYARD/POND view that can be enjoyed on sizeable balcony. Open concept layout featuring trendy finishes & plenty of natural light. The room centers around the spacious kitchen w/ an oversized quartz floating island, plenty of cabinetry & Kitchen Aid appliances. Living room has gas fireplace & balcony access. Area complete w/ dining nook or alternatively use as office space. Large bedroom has walkthrough closet to ensuite w/ soaker tub, fully tiled shower & vanity. Plus IN-SUITE LAUNDRY. Upgrades include quartz counters, beautiful marble tile bathroom, 9' ceilings, upgraded lighting/ceiling fan & AC. Great space for young business professionals, couples or those looking to downsize. Building also has gym in common area. STEPS AWAY TO LRT, transit, shopping, restaurants & major arteries. Property also includes titled UNDERGROUND PARKING + titled STORAGE LOCKER.

Built in 2009

### Essential Information

MLS® # E4442008

Price \$245,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 784                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 414 2612 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 3T1             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Exercise Room, Parking-Visitor, Secured Parking |
| Parking Spaces | 1   |
| Parking        | Heated, Underground, See Remarks  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas   |
| # of Stories      | 8   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

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

|                   |  |
|-------------------|--|
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Flat   |
| Construction      | Concrete, Brick  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 38              |
| Zoning         | Zone 16         |
| Condo Fee      | \$658           |

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 July 20th, 2025 at 5:17am MDT