

## **\$324,800 - 2612 109 Street, Edmonton**

MLS® #E4436031

**\$324,800**

2 Bedroom, 2.00 Bathroom, 841 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Welcome to Regent Century Park! Urban living at its best! This beautifully maintained END UNIT 2nd-floor 2-bedroom, 2-bath condo is located in a sought-after high-rise building, surrounded by everyday conveniences & a vibrant lifestyle. Step inside to an open-concept layout w/ a spacious living area, complete w/ CENTRAL A/C, cozy gas fireplace, 9 FT CEILINGS, FLOOR-TO-CEILING WINDOWS, dining area, private balcony & gourmet kitchen w/ GRANITE COUNTERTOPS & SS appliances. The primary bedroom offers a private ensuite bath while the 2nd bedroom & bathroom provide convenience for guests! Enjoy the luxury of the PRIVATE BALCONY w/ BBQ Gas Hookup & IN-SUITE LAUNDRY. The building is packed with lifestyle perks including an on-site gym, free WiFi + utilities included in the condo fees, making this unit both comfortable & cost-effective. With everything you need just steps away—shopping, dining, transit, grocery store across the street and more—the location is as good as it gets w/ Titled Heated Underground parking!

Built in 2009

### **Essential Information**

MLS® # E4436031

Price \$324,800



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	841
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
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	Ceiling 9 ft., Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Secured Parking, Security Door
Parking Spaces	1
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Window Coverings
Heating	Fan Coil, 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	Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### **School Information**

Elementary	Steinhauer School
Middle	D.S. MacKenzie School
High	Harry Ainlay School

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	35
Zoning	Zone 16
Condo Fee	\$743

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