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

MLS® #E4442008

### \$245,000

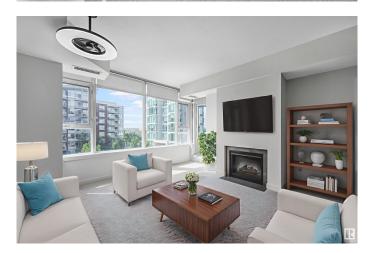
1 Bedroom, 1.00 Bathroom, 784 sqft Condo / Townhouse on 0.00 Acres

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 61

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 August 12th, 2025 at 1:32am MDT