

## \$229,000 - 503 2612 109 Street, Edmonton

MLS® #E4428004

**\$229,000**

1 Bedroom, 1.00 Bathroom, 752 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!! 5th floor living offers CITY VIEWS that can be enjoyed on sizeable balcony. Open concept layout featuring trendy finishes & plenty of natural light (WEST FACING). The room centres around the spacious kitchen with an oversized quartz floating island, plenty of cabinetry & Kitchen Aid appliances. Living room has gas fireplace & balcony access. Area complete with dining nook or alternatively use as office space. Large bedroom has walkthrough closet to ensuite with soaker tub, tiled shower & trendy vanity. Plus IN-SUITE LAUNDRY. Upgrades include quartz counters, beautiful marble tile bathroom, 9' ceilings plus NEWER AC unit. 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 plus titled STORAGE LOCKER.

Built in 2009

### Essential Information

MLS® # E4428004

Price \$229,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 752                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 503 2612 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 3T1             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Air Conditioner, Ceiling 9 ft., Exercise Room, Intercom, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room, See Remarks |
| Parking Spaces | 1   |
| Parking        | Heated, Parkade, Underground  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | Fan Coil, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert, Stone Facing  |
| # of Stories      | 8   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick   |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, View City, See Remarks |
| Roof              | Flat  |
| Construction      | Concrete, Brick   |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Stein Hauer/St.Augustine   |
| Middle     | DSMackenzie/Louis St.Laure |
| High       | HarryAinley/LouisSt.Lauren |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 47               |
| Zoning         | Zone 16          |
| Condo Fee      | \$605            |

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 May 13th, 2025 at 5:32pm MDT