

\$399,500 - 108 2612 109 Street, Edmonton

MLS® #E4441401

\$399,500

2 Bedroom, 2.00 Bathroom, 940 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Here it is! Finally an exceptional apartment condo that feels like a townhouse with A/C! South exposure and private patio yard space 24x40 ft, treed and garden area. The most popular 2 bedroom, 2 bath floorplan with a bedroom and full bath on each side of the large open central living area. Featuring engineered hardwood, neutral tones, granite counters, SS appliances, feature lighting & fireplace, marble floors & vanity tops, + more! Ground floor convenience for family members + pet friendly building. This suite backs onto the Regent gated park with feature fountain & pond, (currently drained for maintenance). Dog park at the west side next to Regent. Indoor parking and storage lockup. All-in condo fee includes all utilities, maintenance costs, insurance, reserves for future costs and services like basic internet and TV connection. Short walk to the LRT train and all amenities... Renovated + move-in ready. See it for yourself, truly exceptional!

Built in 2009

Essential Information

MLS® #	E4441401
Price	\$399,500
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	940
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	108 2612 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3T1

Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Dog Run-Fenced In, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room, Infill Property, Storage Cage, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking Spaces	1
Parking	Heated, Underground, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Window Coverings
Heating	Heat Pump, Electric, Natural Gas
Fireplace	Yes
Fireplaces	Marble Surround, Vent Free, Wall Mount
# of Stories	7
Stories	1
Has Basement	Yes
Basement	None, See Remarks

Exterior

Exterior	Concrete, Brick, Metal, Stone
Exterior Features	Backs Onto Park/Trees, Fenced, Gated Community, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot, Vegetable Garden, See Remarks, Private Park Access
Roof	Flat
Construction	Concrete, Brick, Metal, Stone
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 9th, 2025
Days on Market	8
Zoning	Zone 16
Condo Fee	\$818

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