

## \$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	23
Zoning	Zone 16
Condo Fee	\$605

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Listing information last updated on April 19th, 2025 at 5:32am MDT