

## \$239,000 - 304 2510 109 Street, Edmonton

MLS® #E4446827

**\$239,000**

1 Bedroom, 1.00 Bathroom, 764 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Experience luxurious living in this stunning concrete building, with all utilities included in the monthly condo fee. This unit boasts an open-concept floor plan, soaring 9-foot ceilings, and a granite kitchen island perfect for entertaining. Enjoy cooking with a gas cooktop, and appreciate the elegant ceramic tiled and vinyl flooring throughout. The living room features large, wall-to-wall windows that flood the space with natural light and a cozy electric fireplace for added comfort. The stylish 4-piece bathroom is a true showstopper, featuring a separate shower and a soaker tub for ultimate relaxation. This exceptional complex offers a fitness room, underground parking with an additional storage cage, and a private park for your enjoyment.

Built in 2008

### Essential Information

MLS® #	E4446827
Price	\$239,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	764
Acres	0.00
Year Built	2008



Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	304 2510 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2X1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Exercise Room
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Insert
# of Stories	7
Stories	1
Has Basement	Yes
Basement	See Remarks, No Basement

### Exterior

Exterior	Concrete, Brick, Metal
Exterior Features	Backs Onto Park/Trees, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Concrete, Brick, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 8th, 2025
Days on Market	52
Zoning	Zone 16
Condo Fee	\$696

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