

## \$300,000 - 806 2612 109 Street, Edmonton

MLS® #E4429139

**\$300,000**

1 Bedroom, 1.00 Bathroom, 763 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Top floor unit, set as a bachelor suite and boasts 10-15 foot ceilings and exclusive access to the rooftop patio just down the hallway for the top units. Unit comes with all utilities included, hydro, water, heat, internet, recreation. Conveniently close and located near the airport, schools, shopping malls, golf courses, recreational facilities, food and amenities, entertainment, and most importantly, next to both LRT, and transit in the heart of Century Park. Secured building access and parking underground and an exercise room. Minutes away from the UofA, Whitemud and Henday and Southgate. Newer lights and fixtures, wider stall underground is larger than others. The unit sees sunlight majority of the summer, and mainly sets with the sun facing the balcony so one of the brightest units come summer time. Don't miss out on this incredible condo located in a sought after community!

Built in 2009

### Essential Information

MLS® #	E4429139
Price	\$300,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	763
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Detached Condominium
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	806 2612 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3T1

### **Amenities**

Amenities	Ceiling 10 ft., Exercise Room, No Smoking Home, Parking-Visitor, Secured Parking, Security Door
Parking	Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	8
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick, Stone
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Playground Nearby, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown
Roof	Asphalt Shingles
Construction	Concrete, Brick, Stone
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	26
Zoning	Zone 16
Condo Fee	\$671

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