

Courtesy Of Alan H Gee Of RE/MAX Elite

## \$245,000 - 414 2612 109 Street, Edmonton

MLS® #E4442008

**\$245,000**

1 Bedroom, 1.00 Bathroom, 784 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!! Great orientation w/ COURTYARD/POND view that can be enjoyed on sizeable balcony. Open concept layout featuring trendy finishes & plenty of natural light. The room centers around the spacious kitchen w/ an oversized quartz floating island, plenty of cabinetry & Kitchen Aid appliances. Living room has gas fireplace & balcony access. Area complete w/ dining nook or alternatively use as office space. Large bedroom has walkthrough closet to ensuite w/ soaker tub, fully tiled shower & vanity. Plus IN-SUITE LAUNDRY. Upgrades include quartz counters, beautiful marble tile bathroom, 9' ceilings, upgraded lighting/ceiling fan & AC. 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 + titled STORAGE LOCKER.

Built in 2009

### Essential Information

MLS® # E4442008

Price \$245,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	784
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	414 2612 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3T1

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Exercise Room, Parking-Visitor, Secured Parking
Parking Spaces	1
Parking	Heated, Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
# of Stories	8
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick
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Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Concrete, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	53
Zoning	Zone 16
Condo Fee	\$658

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Listing information last updated on August 3rd, 2025 at 10:18pm MDT