

## \$315,000 - 410 2504 109 Street, Edmonton

MLS® #E4447693

**\$315,000**

2 Bedroom, 2.00 Bathroom, 879 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Welcome to this stylish 2 bed, 2 bath condo in the heart of Century Park! This bright, open-concept unit features wall-to-wall windows, a fireplace, and a private balcony with a gas BBQ hookup overlooking the serene courtyard. The gourmet kitchen is a chef's dream with granite countertops, built-in microwave, oven, gas stovetop, and a large island. The luxurious primary suite boasts a 5-piece ensuite with marble tile, a soaker tub, and double vanity. Enjoy the convenience of titled underground parking and a separate titled storage cage. Building amenities include a fitness centre and all utilities covered in condo fees. Just steps to the LRT, Century Park shopping plaza, and minutes to Calgary Trail and South Edmonton Common – this location has it all!

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447693  |
| Price          | \$315,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 879       |
| Acres          | 0.00      |
| Year Built     | 2008      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 410 2504 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5J 2H3             |

### Amenities

|           |                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Air Conditioner, Parking-Visitor, Secured Parking, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Underground                                                                                                 |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                       |
| Fireplace         | Yes                                                                                                             |
| Fireplaces        | Tile Surround                                                                                                   |
| # of Stories      | 7                                                                                                               |
| Stories           | 1                                                                                                               |
| Has Basement      | Yes                                                                                                             |
| Basement          | None, No Basement                                                                                               |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Metal                                             |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                       |
| Construction      | Concrete, Brick, Metal                                             |
| Foundation        | Concrete Perimeter                                                 |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Steinhauer School     |
| Middle     | D.S. MacKenzie School |
| High       | Harry Ainlay School   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 66              |
| Zoning         | Zone 16         |
| Condo Fee      | \$802           |

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Listing information last updated on September 18th, 2025 at 3:17am MDT