

## \$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 | 18              |
| Zoning         | Zone 16         |
| Condo Fee      | \$671           |

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Listing information last updated on April 22nd, 2025 at 4:47pm MDT