

# \$224,000 - 304 2510 109 Street, Edmonton

MLS® #E4446827

## \$224,000

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          | \$224,000 |
| 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 | 100            |
| Zoning         | Zone 16        |
| Condo Fee      | \$696          |



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Listing information last updated on October 16th, 2025 at 1:03pm MDT