

\$399,500 - 2612 109 Street, Edmonton

MLS® #E4441401

\$399,500

2 Bedroom, 2.00 Bathroom, 940 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Here it is! Finally an exceptional apartment condo that feels like a townhouse with A/C! South exposure and private patio yard space 24x40 ft, treed and garden area. The most popular 2 bedroom, 2 bath floorplan with a bedroom and full bath on each side of the large open central living area. Featuring engineered hardwood, neutral tones, granite counters, SS appliances, feature lighting & fireplace, marble floors & vanity tops, + more! Ground floor convenience for family members + pet friendly building. This suite backs onto the Regent gated park with feature fountain & pond, (currently drained for maintenance). Dog park at the west side next to Regent. Indoor parking and storage lockup. All-in condo fee includes all utilities, maintenance costs, insurance, reserves for future costs and services like basic internet and TV connection. Short walk to the LRT train and all amenities... Renovated + move-in ready. See it for yourself, truly exceptional!

Built in 2009

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4441401 |
| Price | \$399,500 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 940 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

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

Amenities

| | |
|----------------|---|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Dog Run-Fenced In, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room, Infill Property, Storage Cage, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 1 |
| Parking | Heated, Underground, See Remarks |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Window Coverings |
| Heating | Heat Pump, Electric, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Marble Surround, Vent Free, Wall Mount |
| # of Stories | 7 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, See Remarks |

Exterior

| | |
|-------------------|--|
| Exterior | Concrete, Brick, Metal, Stone |
| Exterior Features | Backs Onto Park/Trees, Fenced, Gated Community, Landscaped, Playground Nearby, Schools, Shopping Nearby, Treed Lot, Vegetable Garden, See Remarks, Private Park Access |
| Roof | Flat |
| Construction | Concrete, Brick, Metal, Stone |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 16 |
| Condo Fee | \$818 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 4:47am MDT