

## \$243,000 - 314 2612 109 Street, Edmonton

MLS® #E4447788

**\$243,000**

1 Bedroom, 1.00 Bathroom, 769 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

South-facing unit in the highly walkable Regent Century Park, just steps from parks, dog parks, groceries, shopping, and the LRT. This 1-bed, 1-bath condo offers exceptional value with condo fees that include heat, AC, electricity, water, and internet. Enjoy the sunshine and courtyard/pond views from your private balcony. Inside, you'll find an open layout with soaring 9' ceilings, a gas fireplace, and upscale finishes throughout. The kitchen features a quartz waterfall island, ample cabinetry, and stainless steel KitchenAid appliances. The spa-inspired bath includes a soaker tub, glass-tiled shower, and marble tilework. The bedroom offers a walk-through closet, and there's in-suite laundry, titled underground parking, and a separate titled storage locker. Ideal for professionals, couples, or downsizers. The building features a fitness centre and direct access to major roadways and transitâ€”seamless urban living awaits.

Built in 2009

### Essential Information

MLS® #	E4447788
Price	\$243,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	769
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	314 2612 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3T1

### Amenities

Amenities	Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Storage-Locker Room
Parking	Heated, Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Heat Pump, Natural Gas
# of Stories	8
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Metal
Exterior Features	Airport Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Flat
Construction	Concrete, Brick, Metal
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	64
Zoning	Zone 16
Condo Fee	\$687

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