

## \$234,900 - 403 2504 109 Street, Edmonton

MLS® #E4436358

**\$234,900**

1 Bedroom, 1.00 Bathroom, 747 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Modern One-Bedroom Condo with South-Facing Views – All Utilities Included! Welcome to this bright and stylish 1-bedroom unit in a concrete, pet-friendly building at One Century Park. This well-appointed condo features air conditioning, in-suite laundry, granite countertops throughout, and a cozy electric fireplace. The spacious living area is filled with natural light from large south-facing windows and opens onto a private balcony with beautiful views. The bedroom includes a walk-through closet and direct access to a sleek 4-piece bathroom. Enjoy titled underground parking, a separate storage cage, and access to an on-site fitness room. Unbeatable location – steps from the LRT, shopping, restaurants, and major routes like Anthony Henday. A perfect home for professionals, first time buyer or a solid investment opportunity!

Built in 2008

### Essential Information

MLS® #	E4436358
Price	\$234,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	747



Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	403 2504 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2H3

### Amenities

Amenities	Air Conditioner, See Remarks
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Countertop Gas, Washer
Heating	Baseboard, Fan Coil, Electric
# of Stories	6
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Metal
Exterior Features	Public Transportation, Shopping Nearby, See Remarks
Roof	Concrete Tiles
Construction	Concrete, Brick, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 13th, 2025
Days on Market	35

Zoning	Zone 16
Condo Fee	\$696

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