

## \$355,000 - 108 2504 109 Street, Edmonton

MLS® #E4448895

**\$355,000**

2 Bedroom, 2.00 Bathroom, 1,044 sqft

Condo / Townhouse on 0.00 Acres

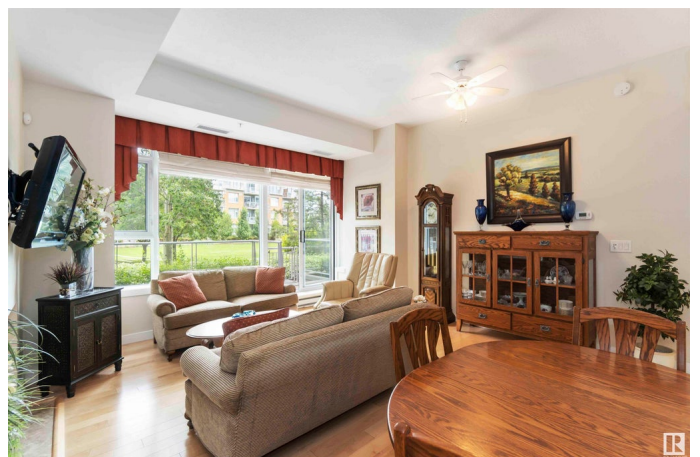
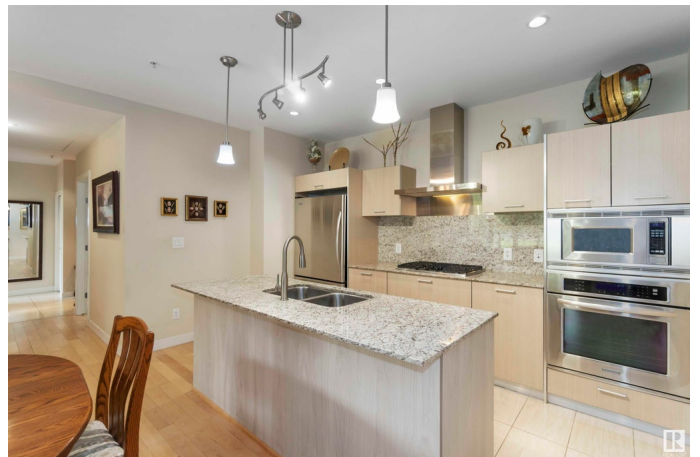
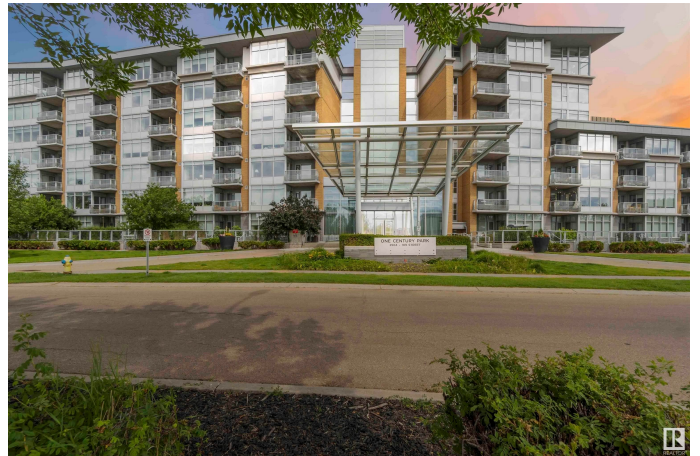
Ermineskin, Edmonton, AB

Immaculate 2 bed, 2 bath condo in desirable Ermineskin! This ground-floor unit offers serene courtyard views through a wall of windows and boasts high ceilings for a spacious, "œmini mansion" feel. Enjoy hardwood floors, granite countertops, and ceramic tile in kitchen and baths. The chef's kitchen features a gas cooktop, built-in oven and microwave, wall-to-wall cabinets, and built-in pull-outs. Open concept layout flooded with natural light. Large concrete patio with low-maintenance perennial landscaping. In-suite laundry, titled underground parking & storage. Pet-friendly, well-managed complex with exercise room. Recent interior upgrades and freshly painted parkade. Condo fees include heat and water. A peaceful, private unit with a luxurious feel, close to shopping, transit (LRT), and green space!

Built in 2008

### Essential Information

MLS® #	E4448895
Price	\$355,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,044



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

### Community Information

Address	108 2504 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2H3

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking, Security Door, Storage Cage
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, TV Wall Mount
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	7
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 18th, 2025
Days on Market	5
Zoning	Zone 16
Condo Fee	\$893

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Listing information last updated on July 23rd, 2025 at 6:17pm MDT