

# **\$374,000 - 407 2510 109 Street, Edmonton**

MLS® #E4448999

**\$374,000**

2 Bedroom, 2.00 Bathroom, 1,091 sqft  
Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Welcome to one of the best layouts in the building - soaring 10'™ ceilings and wraparound south and east windows fill this spacious 1,090 sq. ft. top-floor corner unit with incredible natural light. Newly painted and move-in ready, you'll enjoy 2 spacious bedrooms and 2 full baths, plus an open-concept living area with a modern chef's kitchen - granite countertops, new gas range, stainless appliances, and a massive island perfect for entertaining. Relax by the fireplace or step out onto your balcony to enjoy greenery and watch the birds. The primary suite features a walk-through closet and a luxurious ensuite with a deep soaker tub and glass shower. You'll love the central A/C, in-suite laundry, titled storage, and heated underground parking. Concrete construction means peace and quiet. Building perks include a fitness room and guest parking, plus all utilities are covered by the condo fees. Walk to the LRT, groceries, and restaurants - plus, it's an easy commute to the U of A, airport, and downtown.

Built in 2008

## **Essential Information**

MLS® #	E4448999
Price	\$374,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,091
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	407 2510 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2X1

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Exercise Room, Intercom, Parking-Visitor, Recreation Room/Centre, Secured Parking, Vaulted Ceiling, Storage Cage, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
# of Stories	7
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Metal
----------	------------------------

Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Brick, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 22nd, 2025
Days on Market	1
Zoning	Zone 16
Condo Fee	\$1,029

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 July 23rd, 2025 at 5:32pm MDT