

\$239,000 - 304 2510 109 Street, Edmonton

MLS® #E4446827

\$239,000

1 Bedroom, 1.00 Bathroom, 764 sqft
Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Experience luxurious living in this stunning concrete building, with all utilities included in the monthly condo fee. This unit boasts an open-concept floor plan, soaring 9-foot ceilings, and a granite kitchen island perfect for entertaining. Enjoy cooking with a gas cooktop, and appreciate the elegant ceramic tiled and vinyl flooring throughout. The living room features large, wall-to-wall windows that flood the space with natural light and a cozy electric fireplace for added comfort. The stylish 4-piece bathroom is a true showstopper, featuring a separate shower and a soaker tub for ultimate relaxation. This exceptional complex offers a fitness room, underground parking with an additional storage cage, and a private park for your enjoyment.

Built in 2008

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4446827 |
| Price | \$239,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 764 |
| Acres | 0.00 |
| Year Built | 2008 |



| | |
|----------|------------------------|
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 304 2510 109 Street |
| Area | Edmonton |
| Subdivision | Ermineskin |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 2X1 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., Exercise Room |
| Parking | Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Gas |
| Heating | Heat Pump, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| # of Stories | 7 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | See Remarks, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Concrete, Brick, Metal |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | EPDM Membrane |
| Construction | Concrete, Brick, Metal |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 8th, 2025 |
| Days on Market | 37 |
| Zoning | Zone 16 |
| Condo Fee | \$696 |

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 August 14th, 2025 at 5:17pm MDT