

## \$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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Listing information last updated on June 17th, 2025 at 9:17am MDT