

## **\$324,800 - 214 2612 109 Street, Edmonton**

MLS® #E4436031

**\$324,800**

2 Bedroom, 2.00 Bathroom, 841 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Welcome to Regent Century Park! Urban living at its best! This beautifully maintained END UNIT 2nd-floor 2-bedroom, 2-bath condo is located in a sought-after high-rise building, surrounded by everyday conveniences & a vibrant lifestyle. Step inside to an open-concept layout w/ a spacious living area, complete w/ CENTRAL A/C, cozy gas fireplace, 9 FT CEILINGS, FLOOR-TO-CEILING WINDOWS, dining area, private balcony & gourmet kitchen w/ GRANITE COUNTERTOPS & SS appliances. The primary bedroom offers a private ensuite bath while the 2nd bedroom & bathroom provide convenience for guests! Enjoy the luxury of the PRIVATE BALCONY w/ BBQ Gas Hookup & IN-SUITE LAUNDRY. The building is packed with lifestyle perks including an on-site gym, free WiFi + utilities included in the condo fees, making this unit both comfortable & cost-effective. With everything you need just steps away—LRT, shopping, dining, grocery store across the street & more—THE LOCATION IS AS GOOD AS IT GETS w/ Titled Heated Underground parking!

Built in 2009

### **Essential Information**

MLS® #                      E4436031

Price                         \$324,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 841                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 214 2612 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 3T1             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Secured Parking, Security Door |
| Parking Spaces | 1  |
| Parking        | Heated, Stall, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Gas, Window Coverings |
| Heating           | Fan Coil, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Tile Surround   |
| # of Stories      | 8   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick   |
| Exterior Features | Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Flat  |
| Construction      | Concrete, Brick   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Steinhauer School     |
| Middle     | D.S. MacKenzie School |
| High       | Harry Ainlay School   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 53             |
| Zoning         | Zone 16        |
| Condo Fee      | \$743          |

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Listing information last updated on July 4th, 2025 at 9:02pm MDT