

# **\$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

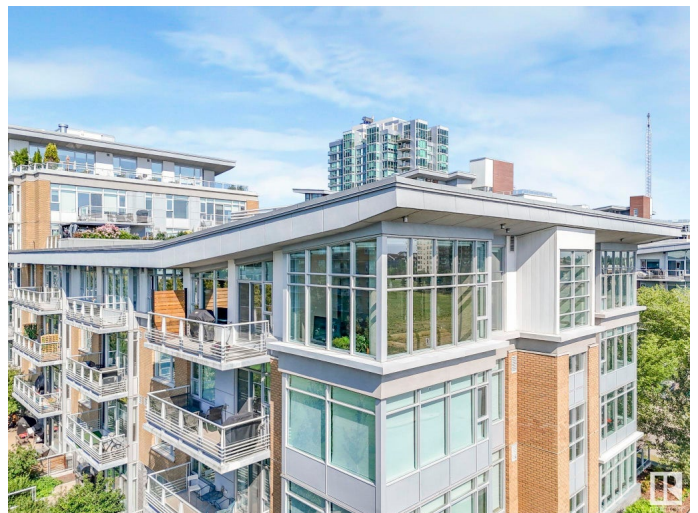
Welcome to one of the best layouts in the building - soaring 10'™ ceilings and wraparound south and east windows fill this spacious 1,090 sq. ft. top-floor corner unit with incredible natural light. Newly painted and move-in ready, you'll enjoy 2 spacious bedrooms and 2 full baths, plus an open-concept 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           | Heat Pump, 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 | 12              |
| Zoning         | Zone 16         |
| Condo Fee      | \$1,029         |

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Listing information last updated on August 2nd, 2025 at 10:17pm MDT