

## \$229,000 - 311 2420 108 Street, Edmonton

MLS® #E4433551

**\$229,000**

2 Bedroom, 2.00 Bathroom, 996 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Welcome to California Casa! This bright and sunny south-facing unit is ideally situated in one of the building's most desirable locations. It features 2 spacious bedrooms, 2 full bathrooms, an underground parking stall, and a secured storage unit. The home has been meticulously maintained, with updates including newer laminate flooring, fresh paint, upgraded lighting fixtures and stainless steel hood fan. This well-managed 18+ building offers clean, wide hallways, a tidy party room, guest suite, security cameras, a spotless elevator, and heated underground parking—plus plenty of visitor parking right at the front entrance! Located in a fantastic neighborhood, it's just a short walk to shopping, restaurants, the bus/LRT station, professional services, and more. A beautiful home that shows well—buy with confidence!

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433551  |
| Price          | \$229,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 996       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2002                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 311 2420 108 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 7J3             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Security Door, Storage Cage |
| Parking   | Underground   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | In Floor Heat System, Natural Gas   |
| # of Stories      | 4   |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Fenced, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|             |               |
|-------------|---------------|
| Date Listed | May 1st, 2025 |
| Zoning      | Zone 16       |
| Condo Fee   | \$564         |

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Listing information last updated on May 1st, 2025 at 12:17pm MDT