

## \$334,900 - 108 2504 109 Street, Edmonton

MLS® #E4448895

**\$334,900**

2 Bedroom, 2.00 Bathroom, 1,044 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Immaculate 2 bed, 2 bath condo in desirable Ermineskin! This ground-floor unit offers serene courtyard views through a wall of windows and boasts high ceilings for a spacious, "œmini mansion" feel. Enjoy hardwood floors, granite countertops, and ceramic tile in kitchen and baths. The chef's kitchen features a gas cooktop, built-in oven and microwave, wall-to-wall cabinets, and built-in pull-outs. Open concept layout flooded with natural light. Large concrete patio with low-maintenance perennial landscaping. In-suite laundry, titled underground parking & storage. Pet-friendly, well-managed complex with exercise room. Recent interior upgrades and freshly painted parkade. Condo fees include heat and water. A peaceful, private unit with a luxurious feel, close to shopping, transit (LRT), and green space!

Built in 2008

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448895  |
| Price          | \$334,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,044     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2008                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 108 2504 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 2H3             |

### Amenities

|                |                                                                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Deck, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking, Security Door, Storage Cage |
| Parking Spaces | 1                                                                                                                                                                                          |
| Parking        | Underground                                                                                                                                                                                |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, TV Wall Mount |
| Heating           | Heat Pump, Natural Gas                                                                                                                           |
| Fireplace         | Yes                                                                                                                                              |
| Fireplaces        | Tile Surround                                                                                                                                    |
| # of Stories      | 7                                                                                                                                                |
| Stories           | 1                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | None, No Basement                                                                                                                                |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete                                                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Concrete           |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 61              |
| Zoning         | Zone 16         |
| Condo Fee      | \$893           |

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 September 17th, 2025 at 6:47pm MDT