

## \$249,900 - 706 2510 109 Street, Edmonton

MLS® #E4447914

**\$249,900**

1 Bedroom, 1.00 Bathroom, 754 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

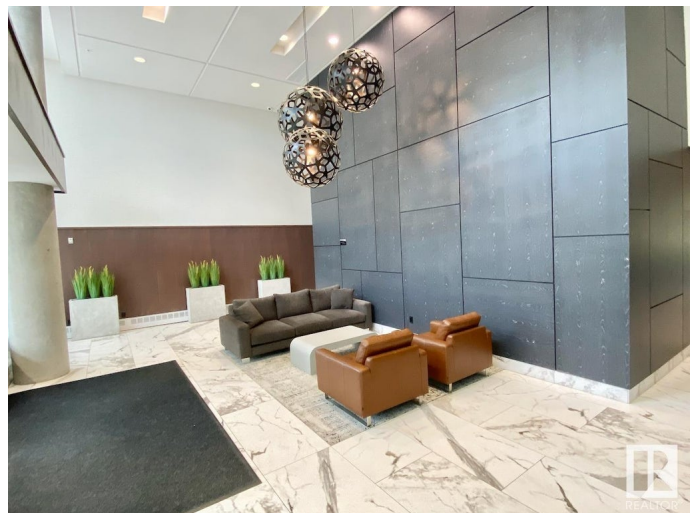
PENTHOUSE (TOP FLOOR) 1 BED 1 BATH CONDO WITH TITLED UNDERGROUND PARKING & STORAGE!! CONDO FEES INCLUDES ALL UTILITIES, AND GYM ACCESS! This FULLY FURNISHED condo is sure to please with its modern style, open concept, 9.5-11ft CEILINGS, massive windows and IN-SUITE LAUNDRY! This unit has the perfect space to relax or entertain. The kitchen features stainless steel appliances, gas cooktop, built-in oven, large island, and granite countertops/backsplash. The living room boasts a gas fireplace and access to your private, north-facing balcony, overlooking the city skyline! The primary bedroom features a walk-through closet with jack and jill access to the luxury 4-piece bath with the deep built in soaker tub, and glass framed walk-in shower. Solid building (concrete construction for less noise) and well managed! Only steps to shops, restaurants, and CENTURY LRT!! This location offers a quick commute to the U of A or downtown. Don't miss out on this immaculate unit!

Built in 2008

### Essential Information

MLS® # E4447914

Price \$249,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 754                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 706 2510 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 2X1             |

### Amenities

|           |                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Deck, Exercise Room, Parking-Visitor, Storage-Locker Room |
| Parking   | Underground                                                                                               |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas |
| 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, Brick, Metal |
|----------|------------------------|

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Schools, Shopping Nearby, View City |
| Roof              | Concrete Tiles                      |
| Construction      | Concrete, Brick, Metal              |
| Foundation        | Concrete Perimeter                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 16         |
| Condo Fee      | \$711           |

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 August 6th, 2025 at 2:17am MDT