

Courtesy Of James MacDonald Of Real Broker

\$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, tiled 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
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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	11
Zoning	Zone 16
Condo Fee	\$1,029

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Listing information last updated on August 2nd, 2025 at 1:17pm MDT