

## \$254,900 - 414 2504 109 Street, Edmonton

MLS® #E4441505

**\$254,900**

1 Bedroom, 1.00 Bathroom, 767 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Discover this beautiful 1-bedroom condo in sought after One Century Park. A concrete, pet friendly building with no units above for added privacy and quiet. This bright and stylish unit offers air conditioning, in-suite laundry, granite countertops throughout and a cozy electric fireplace for year round comfort. The open-concept living area is bathed in natural light from expansive south facing windows and leads to a private balcony with sweeping views. The spacious bedroom features a walk through closet with direct access to a sleek 4-piece bathroom. Additional highlights include titled underground parking, a separate storage cage and access to an on-site fitness center. Ideally located just steps from the LRT, shopping, restaurants and major routes like Anthony Henday, this home is perfect for professionals, first-time buyers or investors looking for a high potential opportunity.

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441505  |
| Price      | \$254,900 |
| Bedrooms   | 1         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 767                    |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 414 2504 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 2H3             |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Parking-Visitor, Secured Parking, Security Door, See Remarks |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade, Underground                                 |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick  |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Concrete Tiles   |

|              |                    |
|--------------|--------------------|
| Construction | Concrete, Brick    |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 25              |
| Zoning         | Zone 16         |
| Condo Fee      | \$696           |

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Listing information last updated on July 5th, 2025 at 7:32pm MDT