

## \$299,900 - 301 2606 109 Street, Edmonton

MLS® #E4463382

**\$299,900**

2 Bedroom, 2.00 Bathroom, 854 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Find your perfect home at Century Park! This bright unit has 2 bed & 2 bath condo boasts an open layout, large windows, a gourmet kitchen featuring a gas range & granite counters, and a spacious island. Relax in your spa-like master ensuite or step onto the large private balcony. Condo fees include ALL UTILITIES. Enjoy titled underground parking and an on-site gym (2nd floor). Highly desirable location, walking distance to LRT, shopping, restaurants, and parks. This move-in ready haven offers a luxurious, hotel-like lifestyle!

Built in 2009

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4463382               |
| Price          | \$299,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 854                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 301 2606 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 3S9             |

### Amenities

|           |                                                                                                                                    |
|-----------|------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Detectors Smoke, Exercise Room, Parking-Visitor, Security Door, Sprinkler System-Fire, See Remarks |
| Parking   | Heated, Single Indoor, Underground                                                                                                 |

### Interior

|                   |                       |
|-------------------|-----------------------|
| Interior Features | ensuite bathroom      |
| Appliances        | See Remarks           |
| Heating           | Fan Coil, Natural Gas |
| # of Stories      | 8                     |
| Stories           | 1                     |
| Has Basement      | Yes                   |
| Basement          | None, No Basement     |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                                                                               |
| Exterior Features | Airport Nearby, Commercial, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel                                                                                                                                  |
| Construction      | Concrete, Brick                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 16            |
| Condo Fee      | \$753              |

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