

## \$248,000 - 408 2755 109 Street, Edmonton

MLS® #E4452723

**\$248,000**

1 Bedroom, 1.00 Bathroom, 658 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Welcome to this sun-filled one-bedroom home offering stunning views of Ermineskin park. Thoughtfully designed with both comfort and functionality in mind, this unit features New vinyl plank flooring and fresh paint throughout. The modern kitchen is equipped with stainless steel appliances and an abundance of storage, perfect for everyday living and entertaining. Living room is spacious with patio doors to the East facing deck. Enjoy the convenience of in-suite laundry and a well-appointed 3-piece bathroom. One underground parking stall is included. This building offers many unique amenities including, party room (which hosts games and movies nights), gym, car wash, workshop area, hair salon, guest suite and access to onsite homecare staff and the Heritage Market Grill Restaurant. Also located close to all amenities, including shopping, dining, and transit, this home offers the perfect blend of lifestyle and location. Don't miss seeing this great unit!

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452723  |
| Price     | \$248,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 658                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 408 2755 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 5S4             |

### Amenities

|           |                                                                                                                   |
|-----------|-------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Parking-Visitor, Party Room, Security Door, Social Rooms, Workshop, Natural Gas BBQ Hookup |
| Parking   | Underground                                                                                                       |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Heat Pump, Combination                                                               |
| # of Stories | 15                                                                                   |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | None, No Basement                                                                    |

### Exterior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                 |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Unknown                                                                          |
| Construction      | Concrete, Stucco                                                                 |
| Foundation        | Concrete Perimeter                                                               |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 16           |
| Condo Fee      | \$321             |

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Listing information last updated on August 24th, 2025 at 5:47pm MDT