

## \$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	9
Zoning	Zone 16
Condo Fee	\$696

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Listing information last updated on June 19th, 2025 at 12:48pm MDT