

## \$255,000 - 308 2755 109 Street, Edmonton

MLS® #E4434417

**\$255,000**

1 Bedroom, 1.00 Bathroom, 644 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

This attractive East facing one bed, one bath has amazing features inside & out. With brand new vinyl flooring & fresh paint throughout, quartz counters, stainless steel appliances, under-cabinet lighting, eat up bar & balcony w/ natural gas connection. Open concept layout provides natural light through the whole unit & offers plenty of space for your furniture.

Bedroom has large windows that look out onto Ermineskin Park & can accommodate a full bed set. The 3 pc bathroom has a large easy access walk-in shower plus heated tile floors. Full size washer & dryer are in the mechanical room w/ extra built in storage space. Other added features are the central A/C & underground parking stall. This building has so many unique amenities such as the "Mosaic Cove" social room that hosts movie nights, many games & activities throughout the week, exercise classes & coffee socials. Heritage Market Grill" is another special feature for easy dining. The building also has a guest suite, hair salon, car wash & workshop.

Built in 2016

### Essential Information

MLS® # E4434417

Price \$255,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 644                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 308 2755 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 5S4             |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Assisted Living, Car Wash, Detectors Smoke, Exercise Room, Gazebo, Guest Suite, Intercom, No Smoking Home, Parking-Visitor, Social Rooms, Sprinkler System-Fire, Storage Cage |
| Parking Spaces | 1  |
| Parking        | Heated, Single Indoor, Underground   |

### **Interior**

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

### **Exterior**

|          |                  |
|----------|------------------|
| Exterior | Concrete, Stucco |
|----------|------------------|

|                   |   |
|-------------------|---|
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | EPDM Membrane   |
| Construction      | Concrete, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 61            |
| Zoning         | Zone 16       |
| Condo Fee      | \$329         |

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Listing information last updated on July 3rd, 2025 at 9:02pm MDT