

**\$243,000 - 314 2612 109 Street, Edmonton**

MLS® #E4447788

**\$243,000**

1 Bedroom, 1.00 Bathroom, 769 sqft  
Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

South-facing unit in the highly walkable Regent Century Park, just steps from parks, dog parks, groceries, shopping, and the LRT. This 1-bed, 1-bath condo offers exceptional value with condo fees that include heat, AC, electricity, water, and internet. Enjoy the sunshine and courtyard/pond views from your private balcony. Inside, you'll find an open layout with soaring 9' ceilings, a gas fireplace, and upscale finishes throughout. The kitchen features a quartz waterfall island, ample cabinetry, and stainless steel KitchenAid appliances. The spa-inspired bath includes a soaker tub, glass-tiled shower, and marble tilework. The bedroom offers a walk-through closet, and there's in-suite laundry, titled underground parking, and a separate titled storage locker. Ideal for professionals, couples, or downsizers. The building features a fitness centre and direct access to major roadways and transit—seamless urban living awaits.

Built in 2009

**Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4447788  |
| Price     | \$243,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 769                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 314 2612 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 3T1             |

### Amenities

|           |                                                                                             |
|-----------|---------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Storage-Locker Room |
| Parking   | Heated, Underground                                                                         |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Heat Pump, Natural Gas                                                               |
| # of Stories | 8                                                                                    |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | None, No Basement                                                                    |

### Exterior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Metal                                                                                   |
| Exterior Features | Airport Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Flat                                                                                                     |
| Construction      | Concrete, Brick, Metal                                                                                   |
| Foundation        | Concrete Perimeter                                                                                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 29              |
| Zoning         | Zone 16         |
| Condo Fee      | \$687           |

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Listing information last updated on August 13th, 2025 at 6:32pm MDT