Courtesy Of Amanda N Gering Of Liv Real Estate

$355,000 - 108 2504 109 Street, Edmonton

MLS® #E4448895

$355,000
2 Bedroom, 2.00 Bathroom, 1,044 sqft
Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Immaculate 2 bed, 2 bath condo in desirable Ermineskin! This ground-floor unit offers serene courtyard views through a wall of windows and boasts high ceilings for a spacious, â€œmini mansionâ€• feel. Enjoy hardwood floors, granite countertops, and ceramic tile in kitchen and baths. The chefâ€™s kitchen features a gas cooktop, built-in oven and microwave, wall-to-wall cabinets, and built-in pull-outs. Open concept layout flooded with natural light. Large concrete patio with low-maintenance perennial landscaping. In-suite laundry, titled underground parking & storage. Pet-friendly, well-managed complex with exercise room. Recent interior upgrades and freshly painted parkade. Condo fees include heat and water. A peaceful, private unit with a luxurious feel, close to shopping, transit (LRT), and green space!

Built in 2008

Essential Information

MLS® #	E4448895
Price	$355,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,044

Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	108 2504 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2H3

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Exercise Room, Intercom, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking, Security Door, Storage Cage
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings, TV Wall Mount
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	7
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 18th, 2025
Days on Market	33
Zoning	Zone 16
Condo Fee	$893

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on August 19th, 2025 at 11:02pm MDT