

## \$254,800 - 306 2510 109 Street, Edmonton

MLS® #E4447034

**\$254,800**

1 Bedroom, 1.00 Bathroom, 914 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Welcome to your new home in the desirable Century Park! This 9ft height stunning CORNER unit offers the perfect combination of peace and convenience, with walking distance to Century Park LRT and Shopping. Step inside and feel the warmth of natural sunlight. The en-suite master bedroom features a large window, double walk-through closets, and an en-suite that offers the ultimate in luxury and relaxation. The unit also comes with a spacious living room and dining room with loaded of sunlight. Heated Underground Parking, Storage, AC, GYM, and Patio are all included. Don't miss out on this exceptional opportunity to own a beautiful and convenient home!

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4447034          |
| Price          | \$254,800         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 914               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 306 2510 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 2X1             |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Patio, Recreation Room/Centre |
| Parking   | Heated, Underground                                           |

### Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Furniture Included, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                |
| # of Stories      | 5                                                                                                                                                                                        |
| Stories           | 5                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | None, No Basement                                                                                                                                                                        |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Metal                                                             |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Concrete, Brick, Metal                                                             |
| Foundation        | Concrete Perimeter                                                                 |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Steinhauer School     |
| Middle     | D.S. MacKenzie School |
| High       | Harry Ainlay School   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 70              |
| Zoning         | Zone 16         |
| Condo Fee      | \$772           |

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Listing information last updated on September 18th, 2025 at 4:47am MDT