

## \$249,000 - 703 2606 109 Street, Edmonton

MLS® #E4426108

**\$249,000**

1 Bedroom, 1.00 Bathroom, 793 sqft

Condo / Townhouse on 0.00 Acres

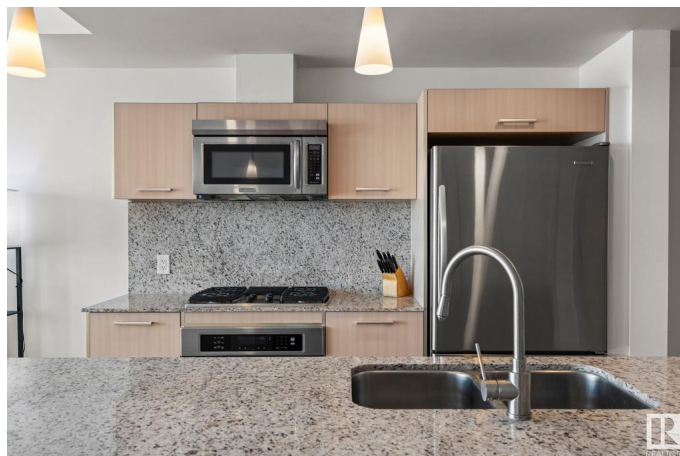
Ermineskin, Edmonton, AB

Welcome home to Regent Century Park in this chic 1 bedroom & 1 bath condo on the 7th FLOOR OVERLOOKING POND! ONLY 5 MINUTE WALK TO CENTURY PARK LRT STATION! PET FRIENDLY! You will love the bright/open floor plan featuring hardwood flooring, loads of wood cabinetry, sink with garburator & granite counters throughout. The open concept kitchen/dining/family room has large windows providing plenty of natural light. Loads of room for curling up around the fireplace! Generously sized primary suite with walk-in closet & 4 piece ensuite is your private oasis after a busy day! In-suite laundry & central AC included. Easy access to the HEATED UNDERGROUND titled parking AND storage unit! Complex also features a clean gym facility. Prime location within walking distance to Safeway, Starbucks, Shoppers Drug Mart, restaurants and more! \*\*CONDO FEES OF \$687.11 INCLUDE HEAT, WATER, POWER & INTERNET!\*\* Welcome home!

Built in 2009

### Essential Information

MLS® #	E4426108
Price	\$249,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	793
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	703 2606 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3S9

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Exercise Room, Parking-Visitor, Storage-Locker Room
Parking Spaces	1
Parking	Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Insert
# of Stories	8
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby

Roof	Unknown
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### **School Information**

Elementary	STEINHAUER SCHOOL
Middle	D.S. MACKENZIE SCHOOL
High	HARRY AINLAY SCHOOL

### **Additional Information**

Date Listed	March 17th, 2025
Days on Market	34
Zoning	Zone 16
Condo Fee	\$687

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® 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 (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 19th, 2025 at 10:32pm MDT