

## \$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 | 33               |
| Zoning         | Zone 16          |
| Condo Fee      | \$687            |

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Listing information last updated on April 19th, 2025 at 11:47am MDT