

## \$255,000 - 308 2755 109 Street, Edmonton

MLS® #E4434417

**\$255,000**

1 Bedroom, 1.00 Bathroom, 644 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

This attractive East facing one bed, one bath has amazing features inside & out. With brand new vinyl flooring & fresh paint throughout, quartz counters, stainless steel appliances, under-cabinet lighting, eat up bar & balcony w/ natural gas connection. Open concept layout provides natural light through the whole unit & offers plenty of space for your furniture.

Bedroom has large windows that look out onto Ermineskin Park & can accommodate a full bed set. The 3 pc bathroom has a large easy access walk-in shower plus heated tile floors. Full size washer & dryer are in the mechanical room w/ extra built in storage space. Other added features are the central A/C & underground parking stall. This building has so many unique amenities such as the "Mosaic Cove" social room that hosts movie nights, many games & activities throughout the week, exercise classes & coffee socials. Heritage Market Grill" is another special feature for easy dining. The building also has a guest suite, hair salon, car wash & workshop.

Built in 2016

### Essential Information

MLS® # E4434417

Price \$255,000



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	644
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	308 2755 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5S4

### **Amenities**

Amenities	Air Conditioner, Assisted Living, Car Wash, Detectors Smoke, Exercise Room, Gazebo, Guest Suite, Intercom, No Smoking Home, Parking-Visitor, Social Rooms, Sprinkler System-Fire, Storage Cage
Parking Spaces	1
Parking	Heated, Single Indoor, Underground

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Combination
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
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Exterior Features	Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby
Roof	EPDM Membrane
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	45
Zoning	Zone 16
Condo Fee	\$329

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Listing information last updated on June 17th, 2025 at 4:32pm MDT