# \$249,000 - 808 2755 109 Street, Edmonton

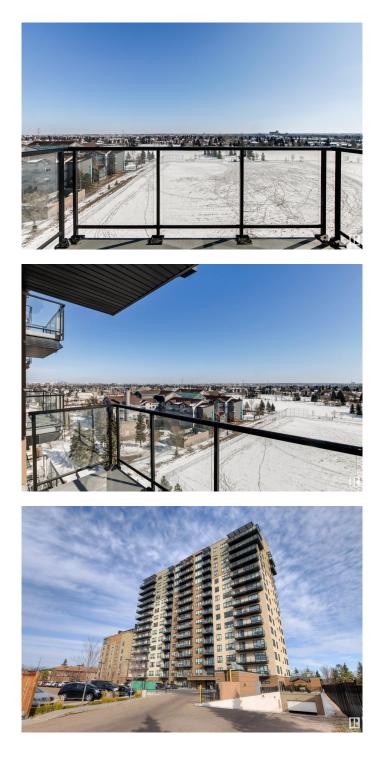
MLS® #E4426762

#### \$249,000

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 engineered wood 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® # | E4426762  |
|--------|-----------|
| Price  | \$249,000 |

| 1                      |
|------------------------|
| 1.00                   |
| 1                      |
| 644                    |
| 0.00                   |
| 2016                   |
| Condo / Townhouse      |
| Apartment High Rise    |
| Single Level Apartment |
| Active                 |
|                        |

## **Community Information**

| Address     | 808 2755 109 Street |
|-------------|---------------------|
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 5S4             |

### Amenities

| Amenities      | Off Street Parking, Air Conditioner, Assisted Living, Car Wash, Exercise<br>Room, Gazebo, Guest Suite, Intercom, No Animal Home, No Smoking<br>Home, Parking-Visitor, Social Rooms, Sprinkler System-Fire,<br>Storage-Locker Room |
|----------------|---|
| Parking Spaces | 1   |
| Parking        | Heated, Underground   |
| Interior       |   |
| Appliances     | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Intercom,<br>Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer,<br>Stove-Electric, Window Coverings   |
| Heating        | Heat Pump, Combination  |
| # of Stories   | 15  |
| Stories        | 1   |
| Has Basement   | Yes   |
| Basement       | None, No Basement   |
| Exterior       |   |
| Exterior       | Concrete, Stucco  |

| 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    | March 20th, 2025 |
|----------------|------------------|
| Days on Market | 30               |
| Zoning         | Zone 16          |
| Condo Fee      | \$329            |

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Listing information last updated on April 18th, 2025 at 10:17pm MDT