

## \$209,000 - 119 2420 108 Street, Edmonton

MLS® #E4422408

**\$209,000**

2 Bedroom, 1.00 Bathroom, 867 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Bright and spacious 2 bed + 1 bath condo in the sought-after Californian Casa! Designed for comfort and convenience, this 18+ home features an open-concept layout with a large kitchen, center island, and a cozy living room with a gas fireplace. Featuring a private, covered patio with a gas BBQ hookupâ€”perfect for summer evenings! Stay cool with central A/C and enjoy the ease of in-suite laundry. The unit includes titled heated underground parking as well. Building amenities abound, including a guest suite, well-equipped fitness room, hobby room, car wash, and a social room. Ideally located in southwest Edmonton, you're walking distance to shopping, banks, restaurants, and the Century Park LRT, with quick access to major freeways and the airport. Whether you're a first-time buyer, downsizing, or seeking a low-maintenance lifestyle, this condo offers everything you need in a prime location! Apartment is fully furnished, perfect for potential investors!

Built in 2002

### Essential Information

MLS® # E4422408

Price \$209,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	867
Acres	0.00
Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	119 2420 108 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7J3

### **Amenities**

Amenities	Air Conditioner, Car Wash, Exercise Room, Guest Suite, Party Room
Parking Spaces	1
Parking	Heated, Parkade

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Furniture Included, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Insert
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 21st, 2025
Days on Market	54
Zoning	Zone 16
Condo Fee	\$458

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