

## \$266,900 - 318 2420 108 Street, Edmonton

MLS® #E4451816

**\$266,900**

2 Bedroom, 2.00 Bathroom, 1,003 sqft  
Condo / Townhouse on 0.00 Acres

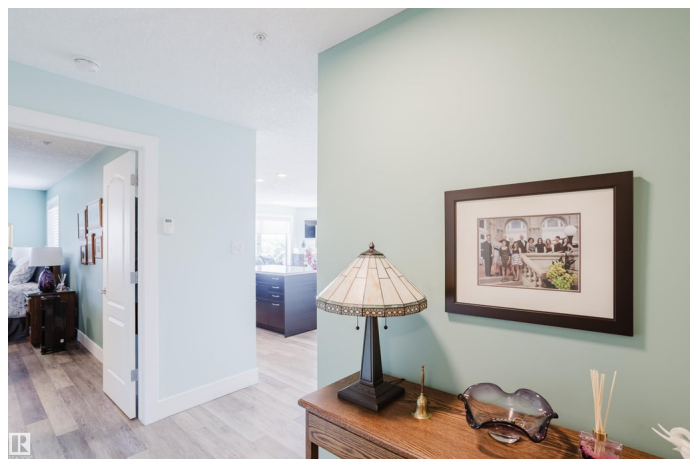
Ermineskin, Edmonton, AB

Live a life of luxury in this stunning Northeast-facing CORNER UNIT on Edmonton's desirable Southside. Perfectly positioned in one of the building's best locations, this home features two generously sized bedrooms, two full bathrooms, and an open-concept kitchen that flows seamlessly into a spacious living room anchored by a striking stone fireplace. Greet the day with serene sunrises from your large, East-facing deck. Includes TWO underground parking stalls with secured storage. Meticulously maintained with thoughtful updates and high-end upgrades throughout. Keep cool with A/C! This well-managed 18+ building offers a long list of premium amenities: elegant wide hallways, a welcoming social room, fitness centre, guest suite, woodshop, enhanced security, and abundant visitor parking right at the front entrance. Located just steps from shopping, restaurants, LRT, bus routes, and professional services. This is refined condo living at its finest with unmatched pride of ownership.

Built in 2002

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4451816  |
| Price  | \$266,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,003                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 318 2420 108 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 7J3             |

### Amenities

|           |                                                                                                                                |
|-----------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Workshop, See Remarks |
| Parking   | Heated, Underground                                                                                                            |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks |
| Heating           | In Floor Heat System, Natural Gas                                                                                          |
| Fireplace         | Yes                                                                                                                        |
| Fireplaces        | Stone Facing                                                                                                               |
| # of Stories      | 4                                                                                                                          |
| Stories           | 1                                                                                                                          |
| Has Basement      | Yes                                                                                                                        |
| Basement          | None, No Basement                                                                                                          |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Stucco                                                                       |
| Foundation        | Concrete Perimeter                                                                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 16          |
| Condo Fee      | \$609            |

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 August 22nd, 2025 at 1:47am MDT