

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

MLS® #E4432380

**\$209,000**

2 Bedroom, 1.00 Bathroom, 809 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Bright and spacious 2 bed + 1 bath condo in the highly desirable Californian Casa, offering unmatched convenience and location! This 18+ unit features an open-concept layout with a large kitchen, center island, and cozy living room with gas fireplace. Enjoy your private covered patio with gas BBQ hookup—perfect for summer evenings. Stay comfortable with central A/C and in-suite laundry. The building is exceptionally quiet, meticulously maintained, and professionally managed, with top-tier amenities: fitness room, social room, workshop, car wash, and exclusive guest suite. Just steps from Century Park LRT and close to grocery stores, restaurants, banks, pharmacies, and clinics. Minutes from South Edmonton Common, YMCA, Home Depot, and Canadian Tire, with easy access to Calgary Trail and Gateway Blvd. An unbeatable lifestyle and value in South Edmonton!

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4432380  |
| Price          | \$209,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 809       |



|            |                        |
|------------|------------------------|
| 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, Intercom, Parking-Visitor, Recreation Room/Centre, Security Door, Storage-Locker Room, Workshop |
| Parking   | Heated, Underground                                                                                                                                    |

### Interior

|              |                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | In Floor Heat System, Natural Gas                                                                                                |
| # of Stories | 4                                                                                                                                |
| Stories      | 1                                                                                                                                |
| Has Basement | Yes                                                                                                                              |
| Basement     | None, No Basement                                                                                                                |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 7                |
| Zoning         | Zone 16          |
| Condo Fee      | \$458            |

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Listing information last updated on May 1st, 2025 at 4:02pm MDT