

## \$229,000 - 311 2420 108 Street, Edmonton

MLS® #E4433551

**\$229,000**

2 Bedroom, 2.00 Bathroom, 996 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Welcome to California Casa! This bright and sunny south-facing unit is ideally situated in one of the building's most desirable locations. It features 2 spacious bedrooms, 2 full bathrooms, an underground parking stall, and a secured storage unit. The home has been meticulously maintained, with updates including newer laminate flooring, fresh paint, upgraded lighting fixtures and stainless steel hood fan. This well-managed 18+ building offers clean, wide hallways, a tidy party room, guest suite, security cameras, a spotless elevator, and heated underground parking—plus plenty of visitor parking right at the front entrance! Located in a fantastic neighborhood, it's just a short walk to shopping, restaurants, the bus/LRT station, professional services, and more. A beautiful home that shows well—buy with confidence!

Built in 2002

### Essential Information

MLS® #	E4433551
Price	\$229,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	996
Acres	0.00



Year Built	2002
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	311 2420 108 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 7J3

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Security Door, Storage Cage
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	In Floor Heat System, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

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

**Additional Information**

Date Listed	May 1st, 2025
Zoning	Zone 16
Condo Fee	\$564

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Listing information last updated on May 1st, 2025 at 5:47pm MDT