

## \$339,000 - 2606 109 Street, Edmonton

MLS® #E4419689

**\$339,000**

2 Bedroom, 2.00 Bathroom, 923 sqft

Condo / Townhouse on 0.00 Acres

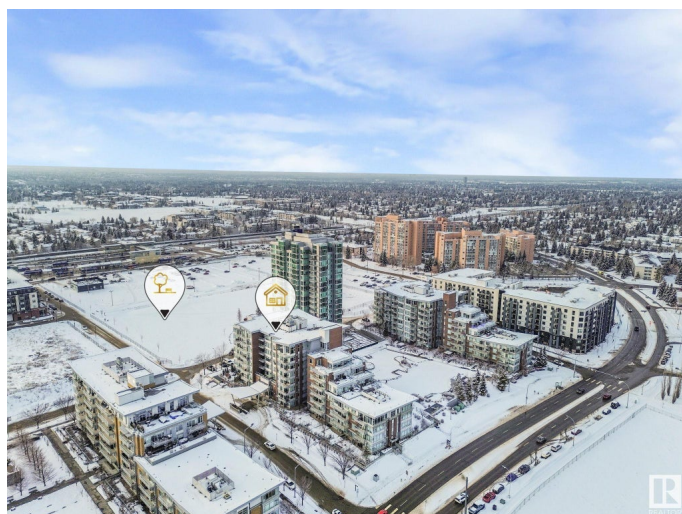
Ermineskin, Edmonton, AB

This is an amazing opportunity. Unit is being sold at a Massive price reduction of over \$100,000 from the Original purchase price. Amazing layout, Upgraded Flooring, Granite counter tops, Carmel Cabinets, Unit has been professionally painted, Seller has just installed a new \$15,000 Heat /AC pump. Features include a wonderful Fireplace, 2 Bedrooms, 2 Full washrooms, Master Ensuite features His and Hers sinks, a separate Soaker tub and a separate stand alone Shower. Large Covered Balcony. Condo fees include everything. Commercial grade windows, separate title storage and a separate tilted underground parking stall. This location is awesome, you can walk to the LRT and also shopping is a few min walk away. South facing Balcony. This is a Premier Concrete Building.

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4419689  |
| Price          | \$339,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 923       |
| Acres          | 0.00      |
| Year Built     | 2009      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2606 109 Street |
| Area        | Edmonton        |
| Subdivision | Ermineskin      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6J 3S9         |

### Amenities

|           |                                                                                                                      |
|-----------|----------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., No Smoking Home, Parking-Visitor, Recreation Room/Centre, Security Door, See Remarks |
| Parking   | Parkade, Underground, See Remarks                                                                                    |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas |
| Heating           | See Remarks                                                                                       |
| # of Stories      | 8                                                                                                 |
| Stories           | 1                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | None, No Basement                                                                                 |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Fiber Cement                                                |
| Exterior Features | Golf Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof              | Unknown                                                                      |
| Construction      | Concrete, Brick, Fiber Cement                                                |
| Foundation        | Concrete Perimeter                                                           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 29th, 2025 |
| Days on Market | 138                |

|           |         |
|-----------|---------|
| Zoning    | Zone 16 |
| Condo Fee | \$785   |

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Listing information last updated on June 16th, 2025 at 7:17am MDT