

\$247,500 - 504 2606 109 Street, Edmonton

MLS® #E4434808

\$247,500

1 Bedroom, 1.00 Bathroom, 797 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Up scale, condo residence, overlooking garden courtyard. Perfect for a 1st-time buyer or investor with ALL utilities included in the condo fee. This unit is pristine and includes A/C. Open concept, featuring a tiled entry leading to a beautiful kitchen complete with a double sink, granite counter tops, oyster bar styled island, stainless steel appliances, gas stove and pantry. There is a multi purpose area useful for dining, den or office. The light-filled living room features full-height windows, 9ft ceiling, and cozy electric fireplace. The adjacent balcony includes a gas BBQ outlet. The good-sized bedroom, with double walk-through closets opens to a marble tiled bathroom which is complete with a soaker tub and stand alone shower. The complex is well kept, concrete & steel construction and offers additional amenities such as the exercise room on 2nd floor. Titled underground parking & storage cage. Close to all amenities, shopping, schools and the Century Park LRT. Amazing value, finishes and location!

Built in 2009

Essential Information

MLS® # E4434808

Price \$247,500

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	797
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	504 2606 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3S9

Amenities

Amenities	Air Conditioner, Exercise Room, Storage Cage
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	7
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Brick
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Tar & Gravel

Construction	Concrete, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 6th, 2025
Days on Market	30
Zoning	Zone 16
Condo Fee	\$671

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