

\$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 | 137 |

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

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Listing information last updated on June 15th, 2025 at 10:17am MDT