

Courtesy Of Jenn E Fairhurst Of Real Broker

## **\$359,900 - 106 2504 109 Street, Edmonton**

MLS® #E4459803

**\$359,900**

2 Bedroom, 2.00 Bathroom, 1,078 sqft  
Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

This STUNNING 2 bedroom 2 bathroom condo is located in one of Edmonton's desired locations, with easy access to the LRT, major roadways, shopping, restaurants, banking and professional services. This unit comes with 2 (titled) HEATED UNDERGROUND PARKING STALLS (located side by side), titled storage cage, access to the fully equipped fitness room, a private entrance, and a large landscaped private patio with a natural gas BBQ hook up. The kitchen has stainless steel appliances, a countertop gas stove, built in wall oven and microwave and ample room for cooking and entertaining at the massive island which is completed with granite countertops. Down the hall is a laundry room with a full sized washer and dryer and a 4-piece bathroom as well as two large bedrooms. Both bedrooms are carpeted and the bathrooms are finished with marble and granite. The primary bedroom has dual closets, and a luxurious 5-piece en-suite featuring a huge soaker tub and double sinks. Be ready to be impressed by this amazing home!

Built in 2008

### **Essential Information**

MLS® # E4459803

Price \$359,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,078
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	106 2504 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 2H3

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Exercise Room, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking, Storage-In-Suite, Storage-Locker Room, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop 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, Metal
----------	------------------------

Exterior Features	Backs Onto Park/Trees, Corner Lot, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks
Roof	Flat
Construction	Concrete, Brick, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 26th, 2025
Days on Market	9
Zoning	Zone 16
Condo Fee	\$984

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 5th, 2025 at 12:47am MDT