

## \$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	32
Zoning	Zone 16
Condo Fee	\$671

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Listing information last updated on June 7th, 2025 at 2:02am MDT