

\$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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