

## \$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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