

\$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 | 12 |
| Zoning | Zone 16 |
| Condo Fee | \$671 |

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Listing information last updated on May 18th, 2025 at 9:47am MDT