

## \$312,000 - 209 2606 109 Street, Edmonton

MLS® #E4461620

**\$312,000**

2 Bedroom, 2.00 Bathroom, 852 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Find your perfect home at Century Park! This bright CORNER UNIT 2 bed 2 bath condo boasts an open layout, large windows, a gourmet kitchen featuring a gas range & granite counters, and a spacious island. Relax in your spa-like master ensuite or step onto the large private balcony. Condo fees include ALL UTILITIES & INTERNET. Enjoy titled underground parking (#436), a titled storage (#664), and an on-site gym (2nd floor). Highly desirable location, walking distance to LRT, shopping, restaurants, and parks. This move-in ready haven offers a luxurious, hotel-like lifestyle!

Built in 2009

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461620               |
| Price          | \$312,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 852                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 209 2606 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 3S9             |

### Amenities

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | Exercise Room, Parking-Visitor, See Remarks |
| Parking   | Underground                                 |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                                                             |
| # of Stories      | 8                                                                                                                                 |
| Stories           | 1                                                                                                                                 |
| Has Basement      | Yes                                                                                                                               |
| Basement          | None, No Basement                                                                                                                 |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                               |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Flat                                                                                          |
| Construction      | Concrete, Brick                                                                               |
| Foundation        | Concrete Perimeter                                                                            |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 16            |
| Condo Fee      | \$753              |

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 15th, 2025 at 8:32am MDT