

## \$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!

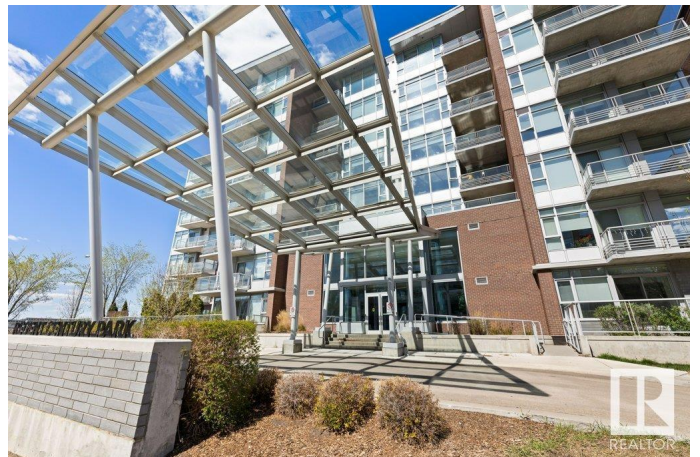
Built in 2009

### 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 | 8             |
| Zoning         | Zone 16       |
| Condo Fee      | \$671         |

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Listing information last updated on May 14th, 2025 at 9:17pm MDT