# \$339,000 - 210 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.



### **Essential Information**

MLS® # E4419689 Price \$339,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

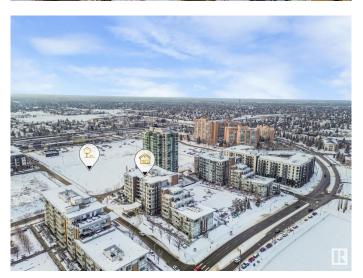
Square Footage 923

Acres 0.00

Year Built 2009







Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 210 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

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 June 16th, 2025 at 2:32pm MDT