

## \$349,500 - 206 2504 109 Street, Edmonton

MLS® #E4424998

**\$349,500**

2 Bedroom, 1.50 Bathroom, 1,184 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Welcome home to this elegant 2 bedroom suite overlooking the park. Brilliantly located near shopping and steps away from the the LRT allowing an easy commute to downtown or the University. This is a corner 2 bedroom unit. Kitchen has granite counter tops, floor to ceiling windows, master bedroom has his and her closets, marble ensuite with soaker tub, large patio with gas outlet and much more. The building is concrete construction - exceptional soundproofing, has fitness room, high speed internet, A/C. Parking stall #129 and storage locker #109. Close to new LRT, airport, shopping and all amenities. Dont miss out.

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4424998          |
| Price          | \$349,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,184             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |



|          |                       |
|----------|-----------------------|
| Sub-Type | Lowrise Apartment     |
| Style    | Multi Level Apartment |
| Status   | Active                |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 206 2504 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 3S9             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 9 ft., Intercom, No Animal Home, No Smoking Home, Security Door |
| Parking   | Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Glass Door  |
| # of Stories      | 7   |
| Stories           | 6   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick, Metal  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel  |
| Construction      | Concrete, Brick, Metal  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 116              |
| Zoning         | Zone 16          |
| Condo Fee      | \$999            |

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Listing information last updated on July 3rd, 2025 at 9:33pm MDT