

Courtesy Of Jenn E Fairhurst Of Real Broker

## **\$359,900 - 106 2504 109 Street, Edmonton**

MLS® #E4459803

**\$359,900**

2 Bedroom, 2.00 Bathroom, 1,078 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

This STUNNING 2 bedroom 2 bathroom condo is located in one of Edmonton's desired locations, with easy access to the LRT, major roadways, shopping, restaurants, banking and professional services. This unit comes with 2 (titled) HEATED UNDERGROUND PARKING STALLS (located side by side), titled storage cage, access to the fully equipped fitness room, a private entrance, and a large landscaped private patio with a natural gas BBQ hook up. The kitchen has stainless steel appliances, a countertop gas stove, built in wall oven and microwave and ample room for cooking and entertaining at the massive island which is completed with granite countertops. Down the hall is a laundry room with a full sized washer and dryer and a 4-piece bathroom as well as two large bedrooms. Both bedrooms are carpeted and the bathrooms are finished with marble and granite. The primary bedroom has dual closets, and a luxurious 5-piece en-suite featuring a huge soaker tub and double sinks. Be ready to be impressed by this amazing home!

Built in 2008

### **Essential Information**

MLS® # E4459803

Price \$359,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,078                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 106 2504 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 2H3             |

### Amenities

|           |                                                                                                                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Exercise Room, No Smoking Home, Parking-Extra, Parking-Visitor, Patio, Secured Parking, Storage-In-Suite, Storage-Locker Room, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Heated, Underground                                                                                                                                                                                        |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop 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, Metal |
|----------|------------------------|

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Backs Onto Park/Trees, Corner Lot, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, See Remarks |
| Roof              | Flat                                                                                                                                                                                                  |
| Construction      | Concrete, Brick, Metal                                                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                                                                    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 19                   |
| Zoning         | Zone 16              |
| Condo Fee      | \$984                |

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Listing information last updated on October 15th, 2025 at 3:02pm MDT