

# \$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 26

Zoning Zone 16

Condo Fee \$999

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 April 5th, 2025 at 3:32pm MDT