

# \$498,880 - 506 2612 109 Street, Edmonton

MLS® #E4428617

**\$498,880**

2 Bedroom, 2.00 Bathroom, 1,441 sqft  
Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Experience Luxury, Stunning Amenities, and an Irreplaceable Location! This exquisite 2-bedroom + den suite offers the epitome of modern living, with wall-to-wall windows and an expansive balcony, flooding the space with natural light and showcasing breathtaking views. The chef-inspired kitchen is a true masterpiece, featuring a massive island, top-of-the-line appliances, and a wine fridge, all within an open-concept layout that seamlessly connects the living and dining spaces. Indulge in the master ensuite, a personal sanctuary with floor-to-ceiling marble finishes that evoke the feel of a private spa retreat. The North-facing bedrooms and den create a serene environment, offering peaceful nights and ample daylight to fuel productivity in your home office. Youâ€™ll also enjoy a wealth of luxury amenities, including central air conditioning, a 24-hour fully equipped gym, and 2 titled secure underground parking stalls. Prime location, this suite is a must-see.

Built in 2009

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4428617  |
| Price     | \$498,880 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,441                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 506 2612 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 3S9             |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Exercise Room, Intercom, Parking-Visitor, Secured Parking, Storage-Locker Room |
| Parking Spaces | 2   |
| Parking        | Heated, Underground   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Tile Surround  |
| # of Stories      | 8  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|          |                 |
|----------|-----------------|
| Exterior | Concrete, Brick |
|----------|-----------------|

|                   |  |
|-------------------|--|
| Exterior Features | Flat Site, Golf Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Concrete Tiles   |
| Construction      | Concrete, Brick  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 8               |
| Zoning         | Zone 16         |
| Condo Fee      | \$1,194         |

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Listing information last updated on April 10th, 2025 at 6:47pm MDT