

## \$319,500 - 306 2606 109 Street, Edmonton

MLS® #E4458221

**\$319,500**

2 Bedroom, 2.00 Bathroom, 939 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Live Like You™re in a Luxury Hotel! This 2 bed, 2 bath open-layout condo features 9' ceilings, a gourmet kitchen with gas cooktop, built-in oven, and microwave that flows into the living room with an electric fireplace and spectacular views of the pond and courtyard. From here, step out onto a large private balcony equipped with BBQ gas hookup. The primary suite offers his & hers closets and a spa-inspired ensuite with marble tile, soaker tub, and walk-in shower. Floor-to-ceiling windows, central A/C, and upscale finishes complete the home. Condo fees include ALL UTILITIES + INTERNET. Recent upgrades: NEW vinyl flooring, fresh paint, NEW washer & dryer, NEW dishwasher & microwave. Building amenities include a gym, and this unit comes with titled underground parking (#165) and a titled storage cage (#146). Steps from the LRT station, restaurants, shopping & Dog Park. Move-in ready for your elevated lifestyle!

Built in 2009

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458221  |
| Price      | \$319,500 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 939                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 306 2606 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 3S9             |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Exercise Room, Parking-Visitor |
| Parking Spaces | 1                                                              |
| Parking        | Underground                                                    |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                    |
| Fireplace         | Yes                                                                                      |
| Fireplaces        | See Remarks                                                                              |
| # of Stories      | 8                                                                                        |
| Stories           | 8                                                                                        |
| Has Basement      | Yes                                                                                      |
| Basement          | None, No Basement                                                                        |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                              |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Flat                                                                                         |

|              |                    |
|--------------|--------------------|
| Construction | Concrete, Brick    |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 48                   |
| Zoning         | Zone 16              |
| Condo Fee      | \$840                |

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Listing information last updated on November 4th, 2025 at 1:32pm MST