

# \$329,000 - #306 2606 109 St Nw, Edmonton

MLS® #E4458221

**\$329,000**

2 Bedroom, 2.00 Bathroom, 939 sqft

Single Family on 0.02 Acres

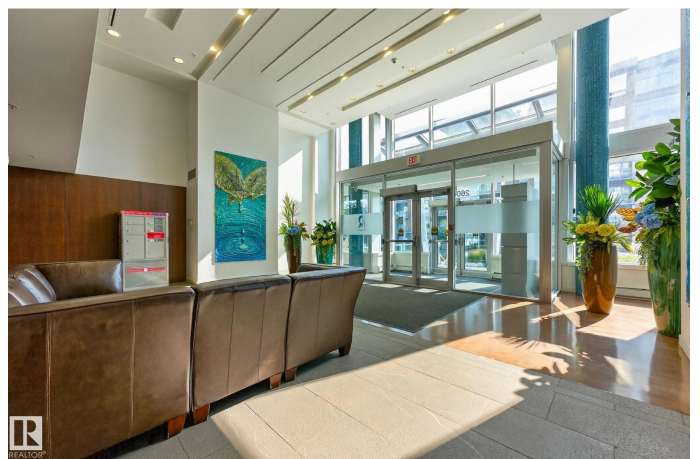
Ermineskin, Edmonton, Alberta

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! (id:6289)

Built in 2009

## Essential Information

|                       |                  |
|-----------------------|------------------|
| <b>Listing #</b>      | <b>E4458221</b>  |
| <b>Price</b>          | <b>\$329,000</b> |
| <b>Bedrooms</b>       | <b>2</b>         |
| <b>Bathrooms</b>      | <b>2.00</b>      |
| <b>Square Footage</b> | <b>939</b>       |
| <b>Acres</b>          | <b>0.02</b>      |



|            |                    |
|------------|--------------------|
| Year Built | 2009               |
| Type       | Single Family      |
| Sub-Type   | Condominium/Strata |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | #306 2606 109 St Nw |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| Province    | Alberta             |
| Postal Code | T6J3S9              |

### Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Playground, Public Transit, Schools, Shopping, Ceiling - 9ft |
| Features       | Park/reserve                                                 |
| Parking Spaces | 1                                                            |
| Parking        | Underground                                                  |

### Interior

|            |                                                                  |
|------------|------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Refrigerator, Stove, Washer, Window Coverings |
| Heating    | Coil Fan                                                         |
| Fireplace  | Yes                                                              |
| Fireplaces | Electric                                                         |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX Excellence |
|----------------|-------------------|



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Listing information last updated on October 22nd, 2025 at 12:46am MDT