# \$489,980 - 506 2612 109 Street, Edmonton

MLS® #E4447381

#### \$489,980

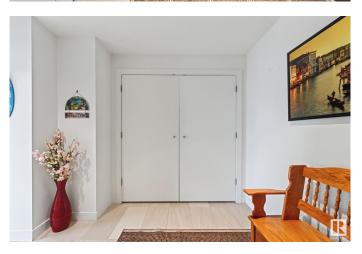
2 Bedroom, 2.00 Bathroom, 1,441 sqft Condo / Townhouse on 0.00 Acres

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. You'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® #	E4447381
Price	\$489,980
Bedrooms	2
Bathrooms	2.00

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

## **Community Information**

Address Area Subdivision City County Province Postal Code	506 2612 109 Street Edmonton Ermineskin Edmonton ALBERTA AB T6J 3S9
Amenities	
Amenities	Air Conditioner, Deck, Exercise Room, Intercom, Parking-Visitor, Secured Parking, Storage-Locker Room
Parking Spaces Parking	2 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	July 11th, 2025
Days on Market	2
Zoning	Zone 16
Condo Fee	\$1,194

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 July 13th, 2025 at 3:02pm MDT