

# \$329,000 - 306 2606 109 Street, Edmonton

MLS® #E4458221

**\$329,000**

2 Bedroom, 2.00 Bathroom, 939 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Live Like Youâ€™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	\$329,000
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	1
Zoning	Zone 16
Condo Fee	\$840

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