

## \$349,500 - 206 2504 109 Street, Edmonton

MLS® #E4424998

**\$349,500**

2 Bedroom, 1.50 Bathroom, 1,184 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Welcome home to this elegant 2 bedroom suite overlooking the park. Brilliantly located near shopping and steps away from the the LRT allowing an easy commute to downtown or the University. This is a corner 2 bedroom unit. Kitchen has granite counter tops, floor to ceiling windows, master bedroom has his and her closets, marble ensuite with soaker tub, large patio with gas outlet and much more. The building is concrete construction - exceptional soundproofing, has fitness room, high speed internet, A/C. Parking stall #129 and storage locker #109. Close to new LRT, airport, shopping and all amenities. Dont miss out.

Built in 2008

### Essential Information

MLS® #	E4424998
Price	\$349,500
Bedrooms	2
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,184
Acres	0.00
Year Built	2008
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	206 2504 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3S9

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Intercom, No Animal Home, No Smoking Home, Security Door
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
# of Stories	7
Stories	6
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Metal
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Brick, Metal
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 10th, 2025
Days on Market	39
Zoning	Zone 16
Condo Fee	\$999

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