

\$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	49
Zoning	Zone 16
Condo Fee	\$840

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