

## **\$359,900 - 105 2612 109 Street, Edmonton**

MLS® #E4449131

**\$359,900**

2 Bedroom, 2.00 Bathroom, 1,002 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

MODERN LUXURY 2 BED 2 BATH CONDO WITH 2 TITLED UNDERGROUND PARKING STALLS & TITLED STORAGE UNIT! STEPS TO CENTURY PARK LRT! This upgraded main floor unit boasts massive windows, loads of natural light, gas range, granite counter tops, stainless steel appliances, modern finishes, open concept, 9 ft ceilings, 2 large bedrooms, 2 full bathrooms (including a 5pc spa like ensuite with soaker tub), in-suite laundry, AND AN OVER 900SQFT PATIO! This is truly a one of a kind unit! It's not often you can grow a garden, entertain, and bbq on the patio of your very own condo! This is a solid CONCRETE CONSTRUCTION building that has many amenities including an exercise room! This LOCATION is perfect unit for easy access to all amenities and easy commute to downtown, U of A or any of the LRT stops! ALL UTILITIES, INTERNET and AMENITIES INCLUDED WITHIN THE CONDO FEE!

Built in 2009

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4449131  |
| Price      | \$359,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,002                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 105 2612 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 3T1             |

### Amenities

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Storage Cage |
| Parking   | Heated, Underground                                                                                |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Gas |
| Heating           | Fan Coil, Natural Gas                                                                                       |
| Fireplace         | Yes                                                                                                         |
| Fireplaces        | Insert                                                                                                      |
| # of Stories      | 8                                                                                                           |
| Stories           | 1                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | None, No Basement                                                                                           |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Concrete, Brick                                             |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                |
| Construction      | Concrete, Brick                                             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 21st, 2025  
Days on Market                110  
Zoning                              Zone 16  
Condo Fee                        \$785

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