# \$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'II 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.



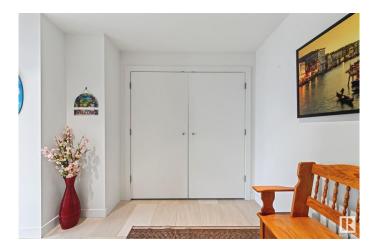
## **Essential Information**

MLS® # E4447381 Price \$489,980

Bedrooms 2
Bathrooms 2.00







Full Baths 2

Square Footage 1,441
Acres 0.00
Year Built 2009

Type Condo / Townhouse Sub-Type Apartment High Rise

Style Single Level Apartment

Status Active

## **Community Information**

Address 506 2612 109 Street

Area Edmonton
Subdivision Ermineskin
City Edmonton
County ALBERTA

Province AB

Postal Code T6J 3S9

### **Amenities**

Amenities Air Conditioner, Deck, Exercise Room, Intercom, Parking-Visitor,

Secured Parking, Storage-Locker Room

Parking Spaces 2

Parking 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 1

Zoning Zone 16 Condo Fee \$1,194

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