\$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.



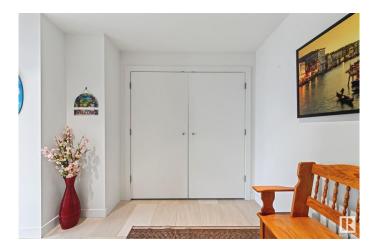
Essential Information

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 3

Zoning Zone 16 Condo Fee \$1,194

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