

Courtesy Of Henry Han Of Century 21 Masters

# \$299,900 - 207 2612 109 Street, Edmonton

MLS® #E4457386

**\$299,900**

2 Bedroom, 2.00 Bathroom, 848 sqft  
Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

This exceptional unit offers 847 sq. ft. of comfortable living space, featuring 2 bedrooms, 2 bathrooms, in-suite laundry, titled storage locker (#106), and a titled heated Underground parking (#68). The kitchen is equipped with granite countertop, a breakfast eating bar, and stainless-steel appliances. The bright, open-concept living room boasts sliding doors leading to a south-facing balcony with stunning views of the city. The primary bedroom includes a walk-through closet and a 5-piece ensuite, while the second bedroom is adjacent to its own 3-piece bathroom. Ideally located just steps from parks, dog parks, groceries, shopping, and the LRT! Amazing location!



207-2612 109 St NW, Edmonton, AB

主樓層 室內面積 847.93 平方英尺

Built in 2009

## Essential Information

MLS® #	E4457386
Price	\$299,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	848
Acres	0.00
Year Built	2009
Type	Condo / Townhouse



0 3 6 英尺

已獲准: 2025/09/11

以0.01 精度平面圖中的總建築面積不包括公共區域。所有房間尺寸均按建築面積和淨面積計算。最終尺寸以獨立估價報告為準。

Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	207 2612 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3T1

### **Amenities**

Amenities	Exercise Room, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-Locker Room
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	8
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick, Metal
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Brick, Metal
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 11th, 2025
Days on Market	21

Zoning	Zone 16
Condo Fee	\$736

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Listing information last updated on October 2nd, 2025 at 6:02pm MDT