

## \$434,900 - 906 2755 109 Street, Edmonton

MLS® #E4448457

**\$434,900**

2 Bedroom, 2.00 Bathroom, 957 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

WHAT A VIEW! Soaring above the city on the 9th-floor, this adult living condo offers incredible southeast views overlooking Ermineskin Park and walking trails...soak up sun-drenched mornings with coffee on your private balcony! The open-concept layout includes a generous kitchen with loads of cabinets, granite countertops, stainless steel appliances and under-cabinet lighting. Sunny and bright primary bedroom features a large walk-through vanity/closet and spacious ensuite bath with heated floors. Radiating with natural, south exposure the second bedroom offers a sizeable closet and 3 piece ensuite with walk-in shower. Enjoy central A/C, in-suite laundry, titled heated underground parking, and titled storage. Building amenities include social room with full kitchen, hosting weekly games, activities, movie nights, fitness classes & coffee socials, gym, library, shuffleboard, workshop, car wash, patio with gazebo/flowers, guest suite for visitors, on-site restaurant (Heritage Market Grill) and beauty salon.

Built in 2016

### Essential Information

MLS® # E4448457

Price \$434,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	957
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	906 2755 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5S4

### Amenities

Amenities	Air Conditioner, Car Wash, Deck, Detectors Smoke, Exercise Room, Guest Suite, Intercom, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Social Rooms, Sprinkler System-Fire, Storage-Locker Room, Workshop, Barrier Free Home
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Heat Pump, Combination
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Steel, Stucco
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby
Roof	EPDM Membrane
Construction	Steel, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	15
Zoning	Zone 16
Condo Fee	\$450

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Listing information last updated on July 31st, 2025 at 12:32pm MDT