\$449,500 - 404 2755 109 Street, Edmonton

MLS® #E4435034

\$449,500

2 Bedroom, 2.00 Bathroom, 1,186 sqft Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Here's the one you've been waiting for! This 2 Bedroom, 2 full Bath unit comes with bonus after bonus - 2 balconies; 2 Titled Parking stalls (1 oversized undergound - long enough for a full size truck & one outdoor) plus a titled storage room. This unit is one of only 2 in the building with this floorplan - large open concept living room/dining room, 2 Bedrooms, 2 full bathrooms offering a spacious ensuite with tub and a guest bathroom off the main living space that has a separate walk-in shower. Modern colour palette & finishes throughout including dark engineered wood flooring, quartz countertops, glass tile backsplash, under-cabinet lighting, stainless steel appliances, A/C & even MOTORIZED WINDOW COVERINGS! There are many added features to living in this community social activities in the coffee lounge, movie theatre, exercise room, car wash, workshop & roof top patio. Residents also have access to optional onsite HomeCare, Dining Room Services, housekeeping & maintenance (additional fees apply).



Essential Information

MLS® # E4435034 Price \$449,500







Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,186

Acres 0.00

Year Built 2016

Type Condo / Townhouse

Sub-Type Apartment High Rise

Style Single Level Apartment

Status Active

Community Information

Address 404 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 2

Parking Heated, Over Sized, Stall, Underground, See Remarks

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

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 May 7th, 2025

Days on Market 41

Zoning Zone 16

Condo Fee \$571

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