

## \$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. Youâ€™™ll 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.

Built in 2009

### 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
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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	2
Zoning	Zone 16
Condo Fee	\$1,194

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