

# **\$359,900 - 105 2612 109 Street, Edmonton**

MLS® #E4449131

**\$359,900**

2 Bedroom, 2.00 Bathroom, 1,002 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

**MODERN LUXURY 2 BED 2 BATH CONDO WITH 2 TITLED UNDERGROUND PARKING STALLS & TITLED STORAGE UNIT! STEPS TO CENTURY PARK LRT!** This upgraded main floor unit boasts massive windows, loads of natural light, gas range, granite counter tops, stainless steel appliances, modern finishes, open concept, 9 ft ceilings, 2 large bedrooms, 2 full bathrooms (including a 5pc spa like ensuite with soaker tub), in-suite laundry, AND AN OVER 900SQFT PATIO! This is truly a one of a kind unit! It's not often you can grow a garden, entertain, and bbq on the patio of your very own condo! This is a solid **CONCRETE CONSTRUCTION** building that has many amenities including an exercise room! This **LOCATION** is perfect unit for easy access to all amenities and easy commute to downtown, U of A or any of the LRT stops! **ALL UTILITIES, INTERNET and AMENITIES INCLUDED WITHIN THE CONDO FEE!**

Built in 2009

## **Essential Information**

MLS® #	E4449131
Price	\$359,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,002
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	105 2612 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3T1

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Storage Cage
Parking	Heated, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Gas
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Insert
# of Stories	8
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Brick
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Concrete, Brick

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 21st, 2025  
Days on Market                42  
Zoning                              Zone 16  
Condo Fee                        \$785

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on September 1st, 2025 at 8:47am MDT