

\$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 underground - 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).

Built in 2016

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	60
Zoning	Zone 16
Condo Fee	\$571

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