

## \$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

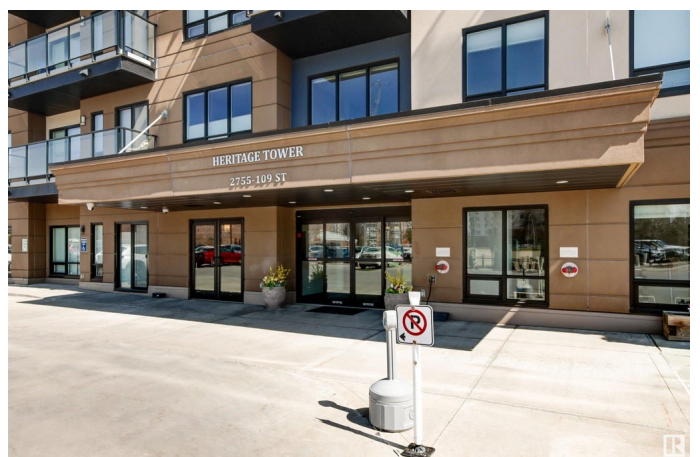
Here's the one you've been waiting for! This 2 Bedroom, 2 full Bath unit comes with bonus after bonus - 2 balconies; 2 Titled Parking stalls (1 oversized underground - long enough for a full size truck & one outdoor) plus a titled storage room. This unit is one of only 2 in the building with this floorplan - 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 | 12            |
| Zoning         | Zone 16       |
| Condo Fee      | \$571         |

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Listing information last updated on May 19th, 2025 at 2:47pm MDT