

## \$224,500 - 609 2606 109 Street, Edmonton

MLS® #E4447727

**\$224,500**

1 Bedroom, 1.00 Bathroom, 699 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

This property is sold "AS IS WHERE IS on possession".

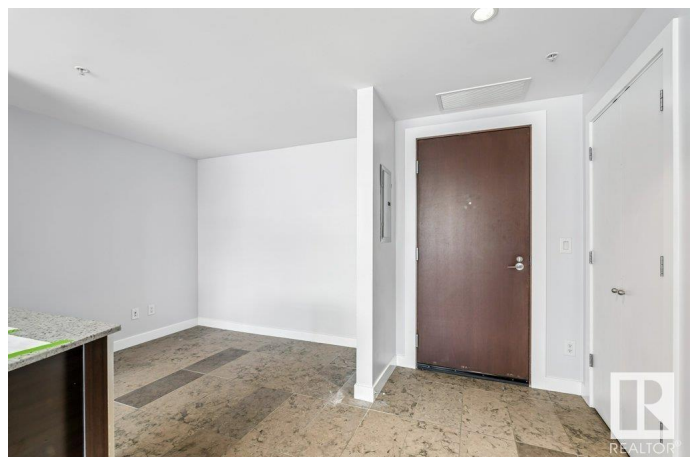
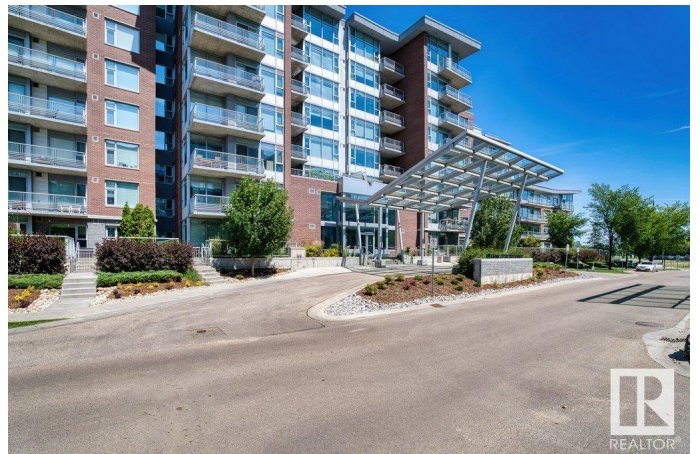
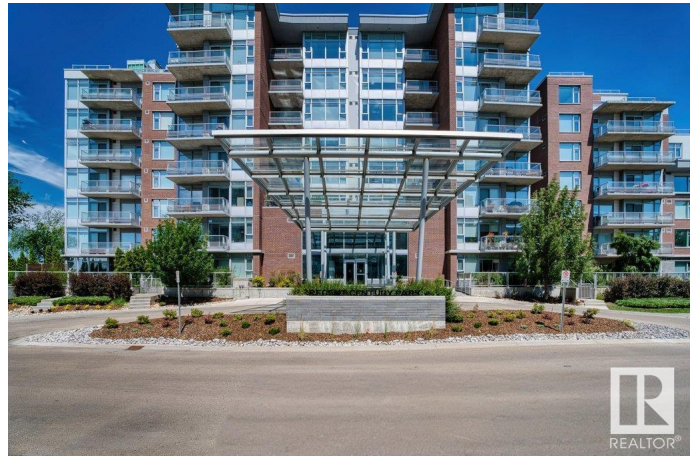
Built in 2009

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4447727               |
| Price          | \$224,500              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 699                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 609 2606 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 3S9             |



## Amenities

|           |                                                                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Exercise Room, Parking-Visitor, Secured Parking, Storage-In-Suite, Storage Cage |
| Parking   | Parkade, Stall, Underground                                                                                                                           |

## Interior

|              |                       |
|--------------|-----------------------|
| Appliances   | See Remarks           |
| Heating      | Fan Coil, Natural Gas |
| # of Stories | 8                     |
| Stories      | 1                     |
| Has Basement | Yes                   |
| Basement     | None, No Basement     |

## Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Metal                                                                                                                      |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Commercial, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                                                                                |
| Construction      | Concrete, Brick, Metal                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 25              |
| Zoning         | Zone 16         |
| Foreclosure    | Yes             |
| Condo Fee      | \$560           |

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Listing information last updated on August 8th, 2025 at 5:47am MDT