

# \$319,900 - 207 2612 109 Street, Edmonton

MLS® #E4457386

**\$319,900**

2 Bedroom, 2.00 Bathroom, 848 sqft  
Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

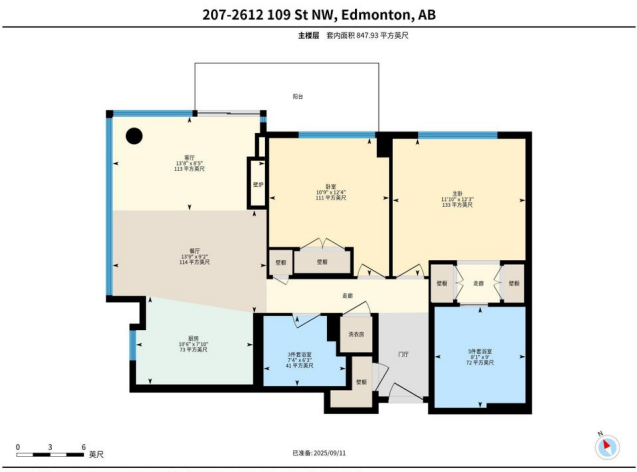
This exceptional unit offers 847 sq. ft. of comfortable living space, featuring 2 bedrooms, 2 bathrooms, in-suite laundry, titled storage locker (#106), and a titled heated Underground parking (#68). The kitchen is equipped with granite countertop, a breakfast eating bar, and stainless-steel appliances. The bright, open-concept living room boasts sliding doors leading to a south-facing balcony with stunning views of the city. The primary bedroom includes a walk-through closet and a 5-piece ensuite, while the second bedroom is adjacent to its own 3-piece bathroom. Ideally located just steps from parks, dog parks, groceries, shopping, and the LRT! Amazing location!



Built in 2009

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4457386          |
| Price          | \$319,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 848               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Apartment High Rise    |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 207 2612 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 3T1             |

### Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | Exercise Room, Parking-Visitor, Patio, Secured Parking, Security Door, Storage-Locker Room |
| Parking Spaces | 1                                                                                          |
| Parking        | Underground                                                                                |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Window Coverings |
| Heating           | Heat Pump, Natural Gas                                                                                                   |
| # of Stories      | 8                                                                                                                        |
| Stories           | 1                                                                                                                        |
| Has Basement      | Yes                                                                                                                      |
| Basement          | None, No Basement                                                                                                        |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Metal                                                                   |
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel                                                                             |
| Construction      | Concrete, Brick, Metal                                                                   |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 8                    |

|           |         |
|-----------|---------|
| Zoning    | Zone 16 |
| Condo Fee | \$736   |

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 19th, 2025 at 7:02am MDT