

\$489,980 - 506 2612 109 Street, Edmonton

MLS® #E4447381

\$489,980

2 Bedroom, 2.00 Bathroom, 1,441 sqft

Condo / Townhouse on 0.00 Acres

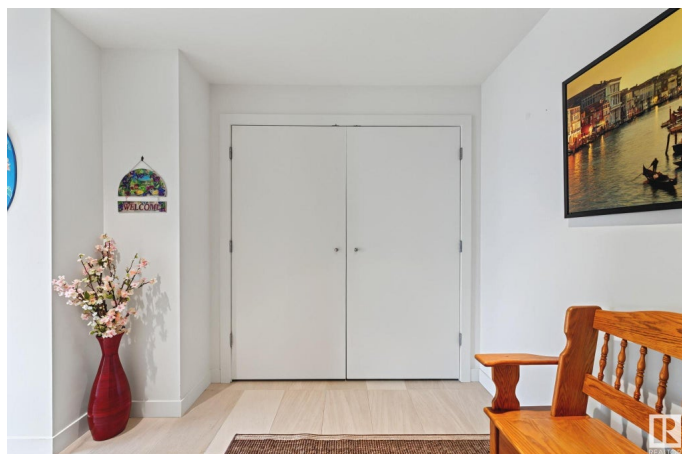
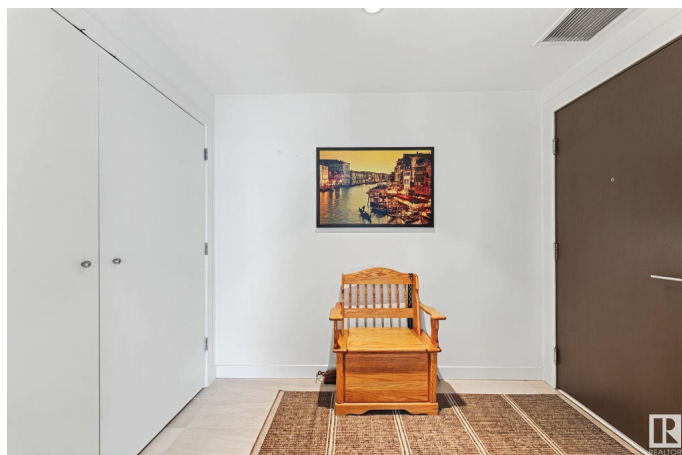
Ermineskin, Edmonton, AB

Experience Luxury, Stunning Amenities, and an Irreplaceable Location! This exquisite 2-bedroom + den suite offers the epitome of modern living, with wall-to-wall windows and an expansive balcony, flooding the space with natural light and showcasing breathtaking views. The chef-inspired kitchen is a true masterpiece, featuring a massive island, top-of-the-line appliances, and a wine fridge, all within an open-concept layout that seamlessly connects the living and dining spaces. Indulge in the master ensuite, a personal sanctuary with floor-to-ceiling marble finishes that evoke the feel of a private spa retreat. The North-facing bedrooms and den create a serene environment, offering peaceful nights and ample daylight to fuel productivity in your home office. Youâ€™™ll also enjoy a wealth of luxury amenities, including central air conditioning, a 24-hour fully equipped gym, and 2 titled secure underground parking stalls. Prime location, this suite is a must-see.

Built in 2009

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4447381 |
| Price | \$489,980 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Square Footage | 1,441 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 506 2612 109 Street |
| Area | Edmonton |
| Subdivision | Ermineskin |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6J 3S9 |

Amenities

| | |
|----------------|---|
| Amenities | Air Conditioner, Deck, Exercise Room, Intercom, Parking-Visitor, Secured Parking, Storage-Locker Room |
| Parking Spaces | 2 |
| Parking | Heated, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Wine/Beverage Cooler |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| # of Stories | 8 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|----------|-----------------|
| Exterior | Concrete, Brick |
|----------|-----------------|

| | |
|-------------------|--|
| Exterior Features | Flat Site, Golf Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Concrete Tiles |
| Construction | Concrete, Brick |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 11th, 2025 |
| Days on Market | 1 |
| Zoning | Zone 16 |
| Condo Fee | \$1,194 |

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Listing information last updated on July 12th, 2025 at 8:33pm MDT