

\$434,900 - 906 2755 109 Street, Edmonton

MLS® #E4448457

\$434,900

2 Bedroom, 2.00 Bathroom, 957 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

WHAT A VIEW! Soaring above the city on the 9th-floor, this adult living condo offers incredible southeast views overlooking Ermineskin Park and walking trails...soak up sun-drenched mornings with coffee on your private balcony! The open-concept layout includes a generous kitchen with loads of cabinets, granite countertops, stainless steel appliances and under-cabinet lighting. Sunny and bright primary bedroom features a large walk-through vanity/closet and spacious ensuite bath with heated floors. Radiating with natural, south exposure the second bedroom offers a sizeable closet and 3 piece ensuite with walk-in shower. Enjoy central A/C, in-suite laundry, titled heated underground parking, and titled storage. Building amenities include social room with full kitchen, hosting weekly games, activities, movie nights, fitness classes & coffee socials, gym, library, shuffleboard, workshop, car wash, patio with gazebo/flowers, guest suite for visitors, on-site restaurant (Heritage Market Grill) and beauty salon.

Built in 2016

Essential Information

MLS® # E4448457

Price \$434,900



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 957 |
| Acres | 0.00 |
| Year Built | 2016 |
| Type | Condo / Townhouse |
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 906 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 | 1 |
| Parking | Heated, Underground |

Interior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, 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 | July 16th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 16 |
| Condo Fee | \$450 |

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Listing information last updated on July 31st, 2025 at 3:02pm MDT