

## \$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	46
Zoning	Zone 16
Condo Fee	\$571

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