Courtesy Of Jen R Liviniuk Of RE/MAX Real Estate

$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	17
Zoning	Zone 16
Condo Fee	$450

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORSÂ® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORSÂ® 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 (REALTORÂ®, REALTORSÂ®) and/or the quality of services they provide (MLSÂ®, Multiple Listing ServiceÂ®)

Listing information last updated on August 1st, 2025 at 11:47pm MDT