

## **\$375,000 - 909 2755 109 Street, Edmonton**

MLS® #E4427018

**\$375,000**

2 Bedroom, 1.50 Bathroom, 961 sqft

Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Welcome to this sunny and bright adult living 55+ condo! This unit offers a spacious, open-concept layout, with a generous kitchen including timeless cabinets, granite countertops, stainless appliances and under-cabinet lighting. The primary has HUGE walk-in closet plus a generous ensuite with heated floors. The second bedroom has an east facing view of the park with a large window for beautiful natural light. A half bathroom, laundry and a storage area completes this unit along with air conditioning, titled heated underground parking AND titled storage. This building has convenient amenities - on-site restaurant Heritage Market Grill where you can take in a meal, a beauty salon, car wash, workshop, a gym, and guest suite for visitors. The social room offers fun activities like games and movies plus large outdoor patio area to enjoy all summer long.

Built in 2016

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4427018  |
| Price      | \$375,000 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 961                    |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 909 2755 109 Street |
| Area        | Edmonton            |
| Subdivision | Ermineskin          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 5S4             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, Air Conditioner, Car Wash, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Storage-In-Suite, See Remarks |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas   |
| # of Stories      | 15   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Steel, Brick, Stucco  |
| Exterior Features | Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Picnic Area, Public Transportation, Shopping Nearby, View City, See Remarks |
| Roof              | EPDM Membrane   |

|              |                      |
|--------------|----------------------|
| Construction | Steel, Brick, Stucco |
| Foundation   | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 22nd, 2025 |
| Days on Market | 46               |
| Zoning         | Zone 16          |
| Condo Fee      | \$466            |

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Listing information last updated on May 7th, 2025 at 2:17am MDT