

## **\$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	40
Zoning	Zone 16
Condo Fee	\$466

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