

## \$499,000 - 706 2606 109 Street, Edmonton

MLS® #E4458236

**\$499,000**

1 Bedroom, 2.00 Bathroom, 1,349 sqft

Condo / Townhouse on 0.00 Acres

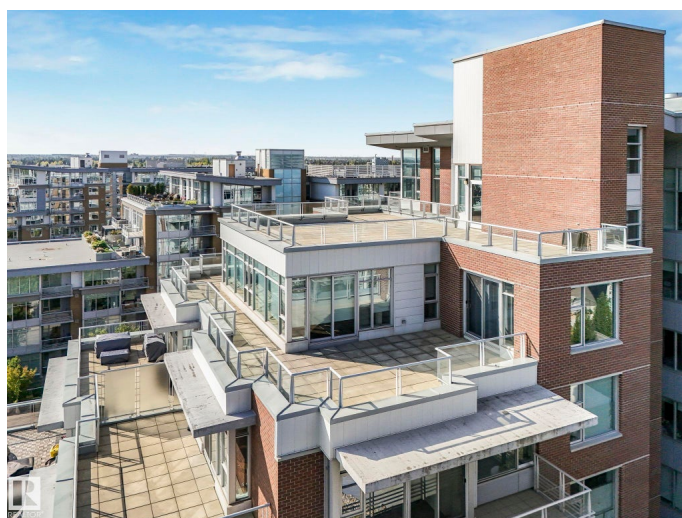
Ermineskin, Edmonton, AB

**Incredible Penthouse Suite** This stunning 1,400 sq ft penthouse offers exceptional natural light through expansive windows and a private 935 sq ft wrap-around patio with panoramic north, east, and south city views. The open layout features a spacious living room, modern kitchen with granite countertops, and a full-size SUB-ZERO wine cooler. The two bedrooms are separated for privacy, with the primary suite including a luxurious 5-piece ensuite showcasing custom tile, soaker tub, stand-up shower, dual sinks, and a built-in TV in the mirror. Additional features include two side-by-side underground parking stalls, a separate storage unit, and direct access to the LRT for easy commuting. Just minutes from Anthony Henday and Whitemud Drive. A rare opportunity to move this unit downtown and it would easily double in value. Truly a must-see!

Built in 2009

### Essential Information

MLS® #	E4458236
Price	\$499,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,349



Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Penthouse
Status	Active

### Community Information

Address	706 2606 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3S9

### Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Parking-Visitor, Storage-Locker Room, See Remarks
Parking Spaces	2
Parking	Heated, Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, See Remarks, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, Tile Surround
# of Stories	8
Stories	1
Has Basement	Yes
Basement	See Remarks, No Basement

### Exterior

Exterior	Concrete, Brick
Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Transportation, Schools, See Remarks

Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 17th, 2025
Days on Market	1
Zoning	Zone 16
Condo Fee	\$859

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Listing information last updated on September 18th, 2025 at 2:32am MDT