

# \$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

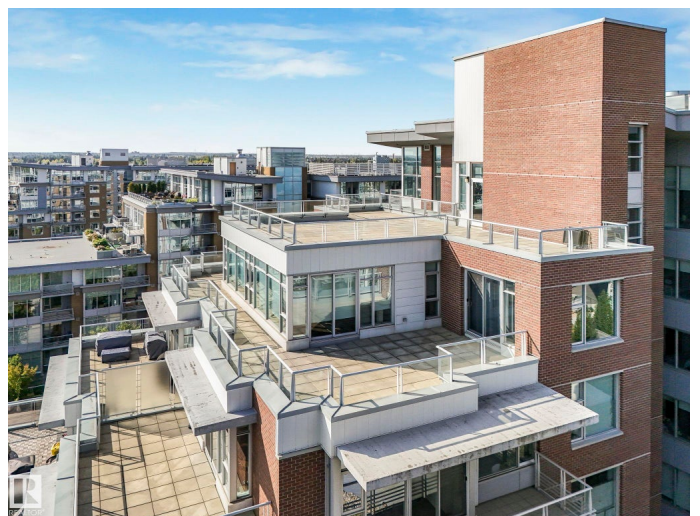
Ermineskin, Edmonton, AB

**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—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 | 4                    |
| Zoning         | Zone 16              |
| Condo Fee      | \$1,096              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® 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 (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 21st, 2025 at 4:32am MDT