

# \$299,900 - 1107 2755 109 Street, Edmonton

MLS® #E4426569

**\$299,900**

1 Bedroom, 1.00 Bathroom, 798 sqft  
Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

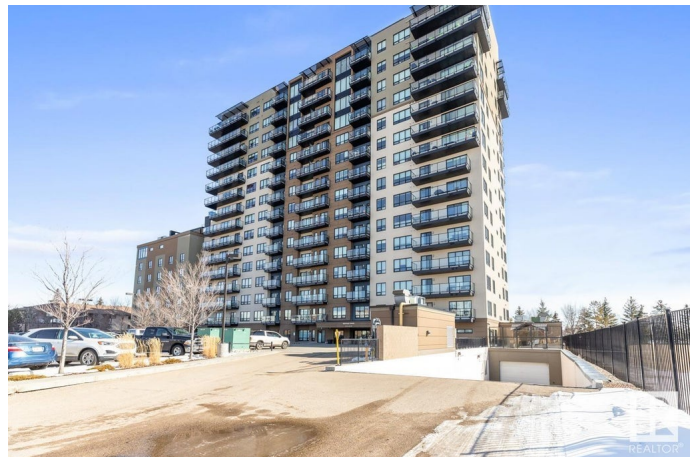
Welcome to Shepherd's Garden Heritage, where you will find this executive condo that is loaded with features & amenities. This accessible home offers a bright & spacious layout with SPECTACULAR VIEWS of Ermineskin Park. The kitchen offers plenty of cabinets, stainless steel appliances & granite counters. Family sized dining area & living room with access to the east facing patio. Laminate flooring throughout & leads to the king sized primary suite that offers a massive closet that is ideal for extra storage, or make it a hidden library/office/craft space! 3pc bathroom with walk in shower, insuite laundry & ample storage makes this an awesome place to call home. Underground heated parking features a car wash, TANDEM (2) titled parking & TWO titled STORAGE UNITS. Amenities include the Mosaic Cove, which offers a social space for entertaining with kitchen & patio, plus an area for exercise, or getting your hair done! Dine at the Heritage Market Grill - a fabulous restaurant in the building on the 7th floor.

Built in 2016

## Essential Information

MLS® # E4426569

Price \$299,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	798
Acres	0.00
Year Built	2016
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	1107 2755 109 Street
Area	Edmonton
Subdivision	Ermineskin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5S4

### **Amenities**

Amenities	Air Conditioner, Car Wash, Guest Suite, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Social Rooms, See Remarks, Storage Cage
Parking	Heated, Tandem, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	15
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Steel, Stucco
Exterior Features	Backs Onto Park/Trees, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	EPDM Membrane
Construction	Steel, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 20th, 2025
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Days on Market	14
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Zoning	Zone 16
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Condo Fee	\$410
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Listing information last updated on April 3rd, 2025 at 4:02am MDT