

## \$799,900 - 1406 2755 109 Street, Edmonton

MLS® #E4452296

### \$799,900

3 Bedroom, 2.00 Bathroom, 1,715 sqft  
Condo / Townhouse on 0.00 Acres

Ermineskin, Edmonton, AB

Rare Opportunity for a Penthouse Unit at Heritage Tower@Century Park! This unit offers 3 bdrms & 2 full baths w/ spectacular views of Downtown & Ermineskin Park. The custom kitchen offers an open concept to the dining & living room, a matching custom china cabinet, Kitchen Aid Appliances, Custom Window Coverings (remote blinds in Primary & Living), large island w/ quartz counters plus access to your wrap around balcony. The Primary suite can accommodate a king sized bed plus offers a massive W/I closet & stunning ensuite complete with W/I shower, heated tile floors & a large vanity w/ upgraded quartz counters plus an abundance of storage. The main bath offers some special features as well - a walk-in bathtub! 2 more bedrooms to accommodate guest space or office & a separate laundry rm w/ added storage complete the space. This property also comes w/ titled tandem underground parking plus 2 titled storage lockers. Residents can also enjoy the onsite restaurant ,HomeCare in the building & active social room.

Built in 2016

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4452296  |
| Price  | \$799,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,715                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1406 2755 109 Street |
| Area        | Edmonton             |
| Subdivision | Ermineskin           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6J 5S4              |

### Amenities

|                |                                                                                                                                                                                                                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Car Wash, Exercise Room, Gazebo, Guest Suite, Intercom, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Vinyl Windows, Workshop, Barrier Free Home, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                                                                                                                                                                                                    |
| Parking        | Double Indoor, Heated, Underground                                                                                                                                                                                                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Combination                                                                                                                                                                   |
| # of Stories      | 15                                                                                                                                                                                       |
| Stories           | 1                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | None, No Basement                                                                                                                                                                        |

**Exterior**

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                                                                                         |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | EPDM Membrane                                                                                                                            |
| Construction      | Concrete, Stucco                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 16          |
| Condo Fee      | \$828            |

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 August 27th, 2025 at 8:17pm MDT