

# **\$1,290,000 - 9939 109 Street, Edmonton**

MLS® #E4402417

**\$1,290,000**

3 Bedroom, 3.00 Bathroom, 2,445 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Welcome to this truly EXCEPTIONAL FIND in downtown Edmonton. The combination of luxury, comfort, & unique features make it stand out, especially with rare amenities like an EXCLUSIVE ROOFTOP PATIO & 3 TITLED PARKING STALLS! This immense corner unit sprawls 2 floors & features a chef-inspired kitchen. For those who love to create & host, there is a MASSIVE GRANITE ISLAND, 6 BURNER GAS STOVE, wine cooler & more! There are 2 bedrooms on the main level, one with a 3pce ensuite plus a separate bathroom for guests. The private primary suite on the 2nd level hosts a walk-in closet, DOUBLE SIDED FIREPLACE & 6pce ensuite with SOAKER TUB, double sinks & STEAM SHOWER. Completing the 2nd level is a bonus room and laundry. The private rooftop patio with bar, HOT TUB, INFRARED SAUNA, putting green, & SPECTACULAR VIEWS of the city is perfect for winding down or entertaining. With a blend of modern convenience & luxurious living in the heart of the city, this one of a kind condo is perfect for the most discerning buyer!

Built in 2005

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4402417    |
| Price  | \$1,290,000 |



|                |                       |
|----------------|-----------------------|
| Bedrooms       | 3                     |
| Bathrooms      | 3.00                  |
| Full Baths     | 3                     |
| Square Footage | 2,445                 |
| Acres          | 0.00                  |
| Year Built     | 2005                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Apartment High Rise   |
| Style          | Multi Level Apartment |
| Status         | Active                |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 9939 109 Street     |
| Area        | Edmonton            |
| Subdivision | Downtown (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 1H6             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Bar, Closet Organizers, Exercise Room, Hot Tub, Parking-Visitor, Sauna; Swirlpool; Steam, Sprinkler System-Fire |
| Parking Spaces | 3  |
| Parking        | Stall, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler, See Remarks, Refrigerators-Two, TV Wall Mount, Hot Tub |
| Heating           | Heat Pump, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Brass Surround   |
| # of Stories      | 17   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Stucco   |
| Exterior Features | Corner Lot, Paved Lane, Public Transportation, Shopping Nearby, View City, View Downtown |
| Roof              | EPDM Membrane  |
| Construction      | Concrete, Stucco   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2024 |
| Days on Market | 304               |
| Zoning         | Zone 12           |
| Condo Fee      | \$1,373           |

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Listing information last updated on June 16th, 2025 at 6:17am MDT