

Courtesy Of Adrian Michelutti Of Exp Realty

# \$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	302
Zoning	Zone 12
Condo Fee	\$1,373

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