\$1,290,000 - 4 9939 109 Street, Edmonton

MLS® #E4402417

\$1,290,000

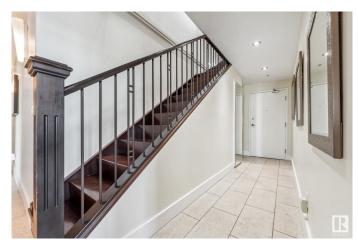
3 Bedroom, 3.00 Bathroom, 2,445 sqft Condo / Townhouse on 0.00 Acres

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 4 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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