

# **\$1,170,000 - 9939 109 Street, Edmonton**

MLS® #E4402611

**\$1,170,000**

3 Bedroom, 3.00 Bathroom, 2,363 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

For your expansive views. Introducing an extraordinary two storey penthouse in downtown Edmonton. Perched atop the magnificent Parliament Condos is this well appointed residence that includes an incredible west facing outdoor space with a private hot tub. Inside the unit is a combination of exceptional millwork and large cuts of ceramic tiles. Beautiful dark tones set an elegant mood throughout. Enjoy 2 bedrooms on the main level, each with their own bathroom. The upper level is an owner's retreat. A second private living room and work space that overlooks the main level living room and offers more exceptional views from every window. Beyond a set of double doors is the primary bedroom. This space presents an extensive amount of closet space combined with a spa like ensuite. Your elevated lifestyle is reimagined once you experience the private outdoor space for this residence. Unobstructed sunsets from your private hot tub and fully turfed patio space for your exclusive gatherings. Nothing Compares.

Built in 2005

## **Essential Information**

MLS® #	E4402611
Price	\$1,170,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,363
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	2 Storey
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	Closet Organizers, Deck, Hot Tub, Intercom, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Sunroom, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, Rooftop Deck/Patio
Parking Spaces	3
Parking	Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Gas, Washer, Window Coverings, Refrigerators-Two, Projector
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
# of Stories	19
Stories	2
Has Basement	Yes

Basement                      None, No Basement

**Exterior**

Exterior                      Concrete, Stucco

Exterior Features      Back Lane, Golf Nearby, Public Transportation, Shopping Nearby, View City, View Downtown

Roof                              EPDM Membrane

Construction              Concrete, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                August 18th, 2024

Days on Market        302

Zoning                        Zone 12

Condo Fee                \$1,030

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