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

MLS® #E4402417

## \$1,290,000

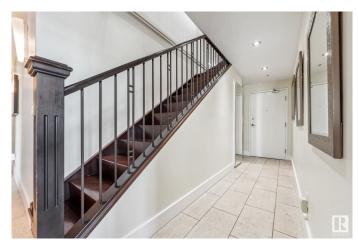
3 Bedroom, 3.00 Bathroom, 2,445 sqft Condo / Townhouse on 0.00 Acres

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 331

Zoning Zone 12 Condo Fee \$1,373

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