

Courtesy Of Ryan B Debler Of Sotheby's International Realty Canada

# \$1,170,000 - 1801 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     | 1801 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 244

Zoning Zone 12

Condo Fee \$1,030

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Listing information last updated on April 18th, 2025 at 11:47pm MDT