

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

MLS® #E4453348

\$1,290,000

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

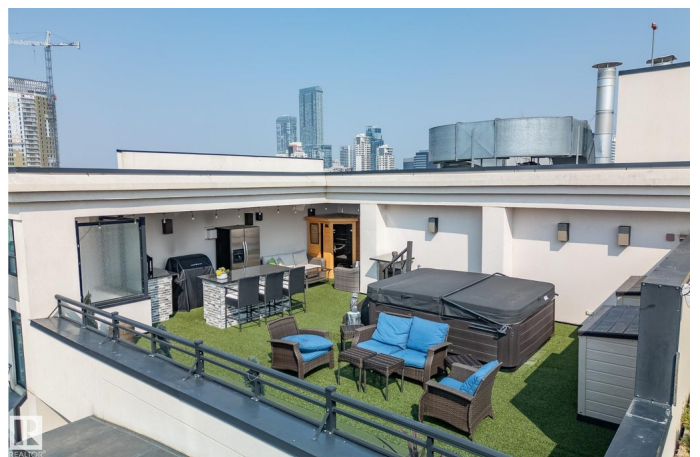
Downtown (Edmonton), Edmonton, AB

Discover a RARE GEM in the heart of downtown, where luxury, comfort & one-of-a-kind amenities come together. This extraordinary corner unit SPANS 2 LEVELS & boasts EXCLUSIVE PERKS, including a PRIVATE ROOFTOP PATIO & 3 TITLED PARKING STALLS - a true downtown rarity! The chef-inspired kitchen is a showstopper, featuring a MASSIVE GRANITE ISLAND, 6 burner gas stove, wine cooler & plenty of space for culinary creativity & entertaining. The main floor offers 2 bedrooms - one with its own 3pce ensuite plus a separate full bath for guests. Upstairs, the PRIVATE PRIMARY SUITE impresses with a double-sided fireplace, walk-in closet, & SPA-LIKE 6pce ensuite with SOAKER TUB, double sinks & STEAM SHOWER. This level also includes a bonus room & laundry. Step onto your PRIVATE ROOFTOP RETREAT, designed for relaxation & entertainment, with a bar, hot tub, infrared sauna, putting green, & SWEEPING CITY VIEWS. Combining modern conveniences with high-end finishes, this one-of-a-kind condo is the ultimate urban sanctuary!

Built in 2005

Essential Information

MLS® # E4453348



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, 2025
Days on Market 96
Zoning Zone 12
Condo Fee \$1,373

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