

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      230

Zoning                Zone 12

Condo Fee            \$1,030

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