

\$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 | 304 |
| Zoning | Zone 12 |
| Condo Fee | \$1,373 |

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Listing information last updated on June 16th, 2025 at 10:32am MDT