# \$459,000 - 1704 9939 109 Street, Edmonton

MLS® #E4436554

#### \$459,000

2 Bedroom, 2.00 Bathroom, 1,311 sqft Condo / Townhouse on 0.00 Acres

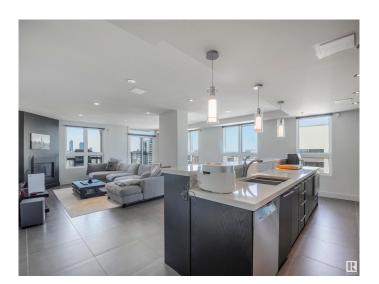
Downtown (Edmonton), Edmonton, AB

Experience unparalleled luxury in this exquisite SUB-PENTHOUSE located in the prestigious Parliament The, nestled in the heart of downtown. Designed by an esteemed interior designer, this lavish 17th-floor suite spans 1311 square feet and boasts opulent finishes, including SubZero, Viking & Miele Appliances. Perfectly tailored for discerning executives, it features 2 bedrooms, 2 deluxe baths, and an open kitchen concept with custom-engineered Granite, dark maple cabinets, and 18" ceramic tile floors. Enjoy breathtaking views of downtown from the west-facing balcony, complemented by a gas fireplace and a gas line for BBQ. Additional amenities include in-suite laundry, storage, AIR CONDITIONING, and TWO side-by-side TITLED underground heated parking spaces. With proximity to LRT, leading universities, and major corporations, this residence offers unrivaled convenience. Embrace urban living at its finest, steps from renowned cultural attractions, shopping centers, and the serene trails of the river valley.

Built in 2005

## **Essential Information**

MLS® # E4436554 Price \$459,000







Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,311

Acres 0.00

Year Built 2005

Type Condo / Townhouse

Sub-Type Apartment High Rise

Style Penthouse

Status Active

## **Community Information**

Address 1704 9939 109 Street

Area Edmonton

Subdivision Downtown (Edmonton)

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 1H6

#### **Amenities**

Amenities Air Conditioner, Ceiling 9 ft., Closet Organizers

Parking Spaces 2

Parking Heated, Parkade, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan,

Refrigerator, Stove-Gas, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

# of Stories 18
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Concrete, Stucco

Exterior Features Back Lane, Picnic Area, Playground Nearby, Public Transportation,

Shopping Nearby, View City, View Downtown

Roof Tar & Damp; Gravel
Construction Concrete, Stucco
Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 15th, 2025

Days on Market 32

Zoning Zone 12 Condo Fee \$1,090

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 11:02am MDT