

Courtesy Of Adrian Michelutti Of Exp Realty

\$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	324
Zoning	Zone 12
Condo Fee	\$1,373

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Listing information last updated on July 6th, 2025 at 4:17am MDT