# \$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 424

Zoning Zone 12

Condo Fee \$1,030

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