

Courtesy Of Mark B Wilbert Of CIR Realty

# \$470,000 - 1704 9939 109 Street, Edmonton

MLS® #E4412956

**\$470,000**

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® #	E4412956
Price	\$470,000



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 & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	November 7th, 2024
Days on Market	161
Zoning	Zone 12
Condo Fee	\$1,049

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