

# \$1,290,000 - 4 9939 109 Street, Edmonton

MLS® #E4453348

**\$1,290,000**

3 Bedroom, 3.00 Bathroom, 2,445 sqft  
Condo / Townhouse on 0.00 Acres

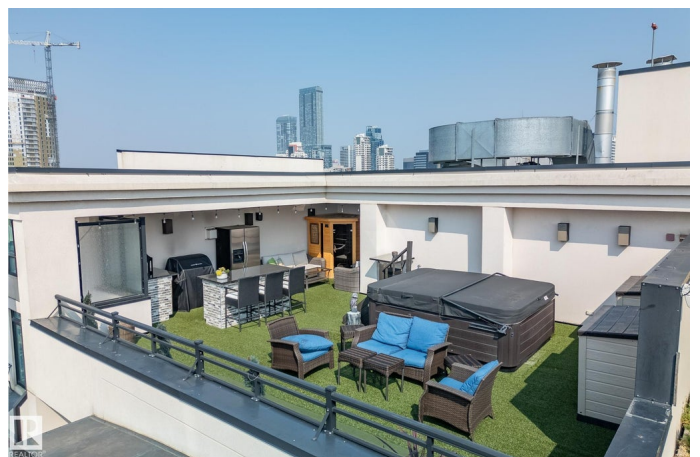
Downtown (Edmonton), Edmonton, AB

Discover a RARE GEM in the heart of downtown, where luxury, comfort & one-of-a-kind amenities come together. This extraordinary corner unit SPANS 2 LEVELS & boasts EXCLUSIVE PERKS, including a PRIVATE ROOFTOP PATIO & 3 TITLED PARKING STALLS - a true downtown rarity! The chef-inspired kitchen is a showstopper, featuring a MASSIVE GRANITE ISLAND, 6 burner gas stove, wine cooler & plenty of space for culinary creativity & entertaining. The main floor offers 2 bedrooms - one with its own 3pce ensuite plus a separate full bath for guests. Upstairs, the PRIVATE PRIMARY SUITE impresses with a double-sided fireplace, walk-in closet, & SPA-LIKE 6pce ensuite with SOAKER TUB, double sinks & STEAM SHOWER. This level also includes a bonus room & laundry. Step onto your PRIVATE ROOFTOP RETREAT, designed for relaxation & entertainment, with a bar, hot tub, infrared sauna, putting green, & SWEEPING CITY VIEWS. Combining modern conveniences with high-end finishes, this one-of-a-kind condo is the ultimate urban sanctuary!

Built in 2005

## Essential Information

MLS® # E4453348



|                |                       |
|----------------|-----------------------|
| 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, 2025  
Days on Market        57  
Zoning                      Zone 12  
Condo Fee                \$1,373

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