

## \$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

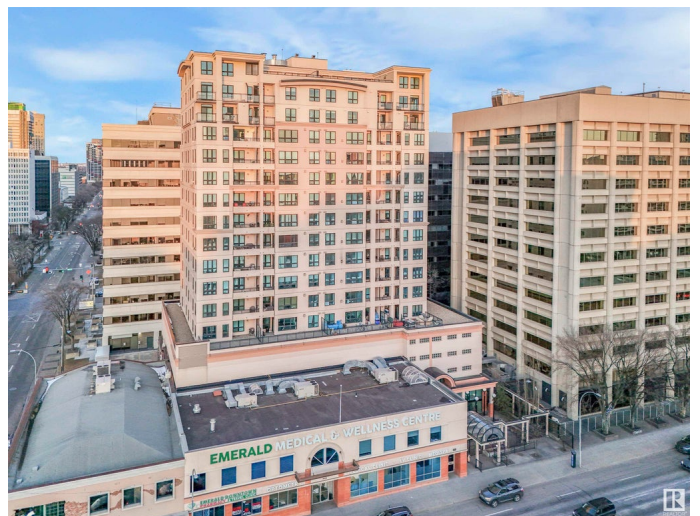
Downtown (Edmonton), Edmonton, AB

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 & Gravel       |
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 33             |
| Zoning         | Zone 12        |
| Condo Fee      | \$1,090        |

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Listing information last updated on June 17th, 2025 at 8:47am MDT