

# \$259,900 - 1703 9939 109 Street, Edmonton

MLS® #E4429168

## \$259,900

2 Bedroom, 2.00 Bathroom, 880 sqft  
Condo / Townhouse on 0.00 Acres

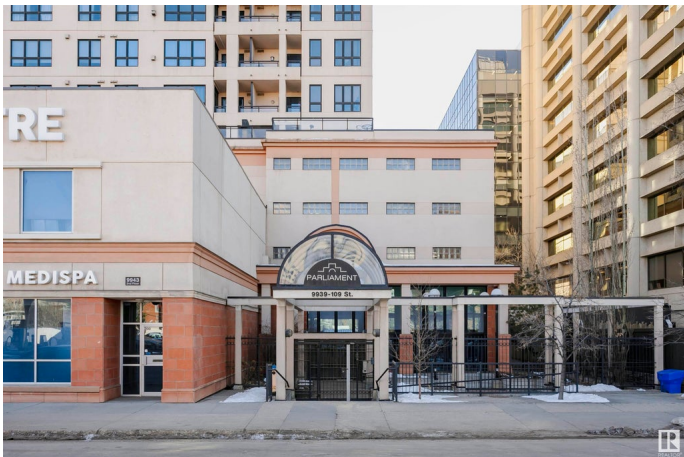
Downtown (Edmonton), Edmonton, AB

Discover this well-maintained 880 sq ft, 2-bedroom, 2-bathroom high-rise apartment with 2 titled indoor parking spots in the heart of downtown. This exquisite condo features an open concept kitchen with granite countertops, modern stainless-steel appliances, and elegant maple cabinetry. The bright and inviting living room opens onto a spacious balcony, offering views of downtown from the 17th floor. The master bedroom boasts a walk-through closet leading to a 4-pc ensuite, while an additional bedroom and a 3-pc bathroom complete the living space. Enjoy the convenience of vibrant activities right outside your door and seamless access to the University of Alberta via bus route. This apartment is the perfect retreat for those seeking both luxury and a dynamic lifestyle.

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429168  |
| Price          | \$259,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 880       |
| Acres          | 0.00      |
| Year Built     | 2005      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Apartment High Rise    |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1703 9939 109 Street |
| Area        | Edmonton             |
| Subdivision | Downtown (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5K 1H6              |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Exercise Room, No Smoking Home, Secured Parking, Security Door, Storage-In-Suite |
| Parking   | Parkade                                                                          |

### Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                              |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Heat Pump, Natural Gas                                                                                        |
| # of Stories      | 18                                                                                                            |
| Stories           | 1                                                                                                             |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, No Basement                                                                                             |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                          |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel                                                              |
| Construction      | Concrete, Stucco                                                          |
| Foundation        | Concrete Perimeter                                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 15              |

|           |         |
|-----------|---------|
| Zoning    | Zone 12 |
| Condo Fee | \$754   |

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Listing information last updated on April 19th, 2025 at 3:47am MDT