

# \$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	13

Zoning	Zone 12
Condo Fee	\$754

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