

# \$329,500 - 1702, 9939 109 Nw, Edmonton

MLS® #A2228770

## \$329,500

2 Bedroom, 2.00 Bathroom, 928 sqft

Residential on 0.00 Acres

Downtown\_EDMO, Edmonton, Alberta

Welcome to this beautiful 2 bedroom sub penthouse. In the magnificent Parliament Building.

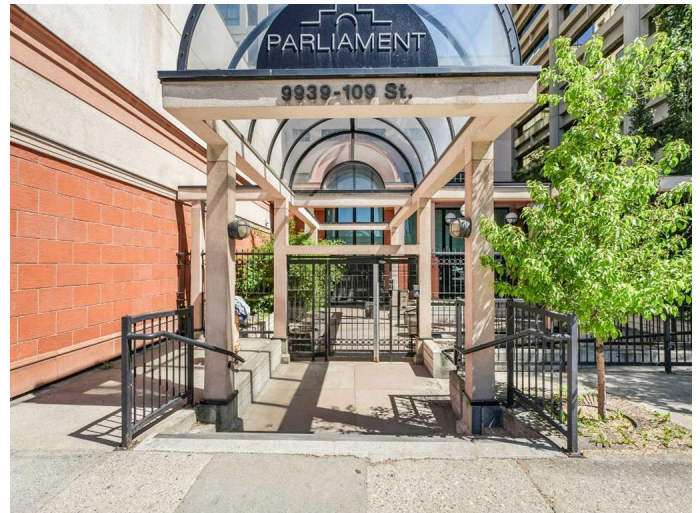
It is a very well kept cautiously used unit & meticulously kept.

Located in the center of the town on the best location. Personal use or investment this is a great opportunity to own your own Sub Penthouse. Enjoy breathtaking views of downtown from the west-facing balcony, complemented by a gas fireplace and a gas line for BBQ. Additional amenities include a GYM, 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® #         | A2228770  |
| Price          | \$329,500 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 928       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2005              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1702, 9939 109 Nw |
| Subdivision | Downtown_EDMO     |
| City        | Edmonton          |
| County      | Edmonton          |
| Province    | Alberta           |
| Postal Code | T5K 1H6           |

### **Amenities**

|                |                             |
|----------------|-----------------------------|
| Amenities      | Elevator(s), Fitness Center |
| Parking Spaces | 2                           |
| Parking        | Underground                 |

### **Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island                                   |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | Central Air                                                        |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Family Room, Gas                                                   |
| # of Stories      | 18                                                                 |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Roof              | Flat               |
| Construction      | Concrete, Stucco   |
| Foundation        | Poured Concrete    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 69             |

Zoning                      HA

**Listing Details**

Listing Office              Century 21 Gillany Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.