

# \$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.

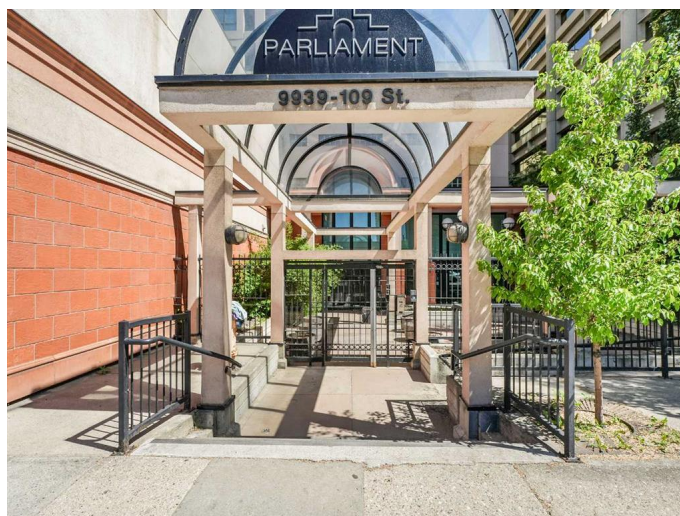
It is a very well kept cautiously used unit & meticulously kept.

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	68

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.