

## \$264,900 - 1008 9939 109 Street, Edmonton

MLS® #E4447670

**\$264,900**

2 Bedroom, 2.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

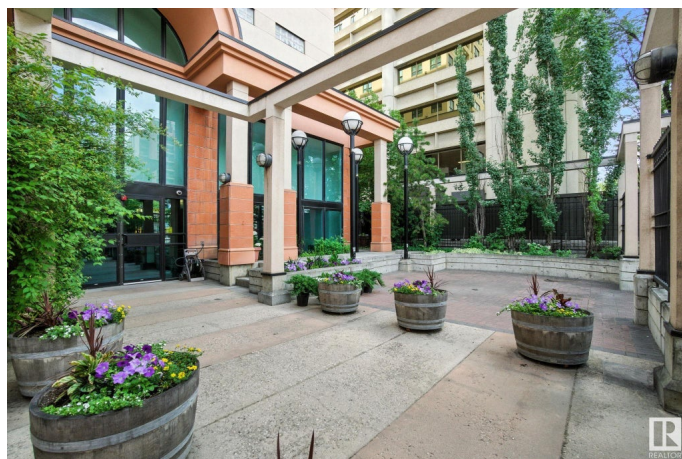
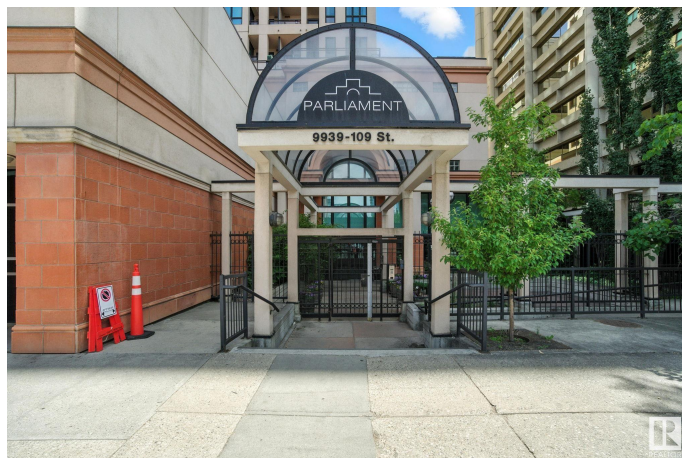
Welcome to The Parliament located in the heart of downtown Edmonton. This 2-bed, 2-bath condo includes in-suite laundry and 2 Titled Underground parking stalls. Featuring an open-concept layout with nearly 900 Sq.Ft. of living space, this 10th-floor corner unit offers both functionality and style. The primary bedroom features a 4pc ensuite, while the second bedroom is conveniently located next to a 3pc bath. The kitchen boasts oak cabinetry, S/S appliances, and a spacious eating bar which flows seamlessly into a warm and inviting living room with a gas fireplace. Large windows flood the space with natural light and enjoy year-round comfort with central heating and A/C. Step out onto your private balcony complete with a gas line for a BBQ and take in stunning west-facing views overlooking 109 ST. Amenities include a gated courtyard, executive style lobby & well equipped exercise room. Located near the U of A, River Valley, restaurants, shopping, public transit and steps away from the Alberta Legislature.

Built in 2005

### Essential Information

MLS® # E4447670

Price \$264,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	861
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	1008 9939 109 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1H6

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows
Parking	Parkade, Underground

### **Interior**

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

### **Exterior**

Exterior	Concrete, Brick, Stucco
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Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 14th, 2025
Days on Market	1
Zoning	Zone 12
Condo Fee	\$740

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Listing information last updated on July 15th, 2025 at 12:02am MDT