

## \$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 |
|----------|-------------------------|

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| 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 | 20              |
| Zoning         | Zone 12         |
| Condo Fee      | \$740           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 3:47pm MDT