

Courtesy Of Mark B Wilbert Of CIR Realty

# \$459,000 - 4 9939 109 Street, Edmonton

MLS® #E4454096

**\$459,000**

2 Bedroom, 2.00 Bathroom, 1,311 sqft  
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

Experience elevated downtown living in this rare SUB-PENTHOUSE at The Parliament. Spanning 1,311 sq. ft. on the 17th floor, this executive residence blends luxury and convenience with designer touches throughout. The open-concept kitchen showcases granite counters, dark maple cabinetry, and premium SubZero, Viking, and Miele appliances. With 2 bedrooms, 2 spa-inspired baths, and a spacious layout, it's™ ideal for professionals or downsizers seeking style and function. West-facing windows and a private balcony deliver breathtaking skyline views, complemented by a gas fireplace and BBQ hookup. Additional features include in-suite laundry, AIR CONDITIONING, ample storage, and TWO side-by-side TITLED underground heated parking stalls. Located steps to LRT, the river valley, U of A, MacEwan, major employers, shopping, dining, and cultural landmarks—this sub-penthouse truly offers urban living at its finest.

Built in 2005

## Essential Information

MLS® #	E4454096
Price	\$459,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,311
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Penthouse
Status	Active

### **Community Information**

Address	4 9939 109 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1H6

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers
Parking Spaces	2
Parking	Heated, Parkade, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	18
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stucco
Exterior Features	Back Lane, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel

Construction Concrete, Stucco  
Foundation Concrete Perimeter

**Additional Information**

Date Listed August 21st, 2025  
Days on Market 73  
Zoning Zone 12  
Condo Fee \$1,090

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