

Courtesy Of Camron Rahmanian Of MaxWell Polaris

\$269,000 - 805 9939 109 Street, Edmonton

MLS® #E4428146

\$269,000

2 Bedroom, 2.00 Bathroom, 845 sqft
Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

This 2 bedroom, 2 bathroom condo offers an open concept living space. Equipped with air conditioning and an underground parking stall, the unit delivers comfort and convenience year-round. Take advantage of the on-site gym for fitness and leisure. Located in proximity to major post-secondary institutions like the University of Alberta, Grant MacEwan, NAIT, and NorQuest College, it is ideal for those in the academic community or anyone seeking to tap into the vibrant educational atmosphere. Additionally, the proximity to Rogers Place positions it perfectly for entertainment and dining options, enhancing the urban experience. This condo is a superb choice for practical living or investment.

Built in 2005

Essential Information

| | |
|----------------|-------------------|
| MLS® # | E4428146 |
| Price | \$269,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 845 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Condo / Townhouse |



805-9939 109 St NW, Edmonton, AB

Main Floor Interior Area 844.98 sq ft



0 3 6 ft

PREPARED: 2024/05/01

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



| | |
|----------|------------------------|
| Sub-Type | Apartment High Rise |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 805 9939 109 Street |
| Area | Edmonton |
| Subdivision | Downtown (Edmonton) |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5K 1H6 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Exercise Room, No Animal Home, No Smoking Home |
| Parking | Heated, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Dryer-Two |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| # of Stories | 18 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Concrete, Brick, Stucco |
| Exterior Features | Airport Nearby, Public Transportation, Shopping Nearby |
| Roof | EPDM Membrane |
| Construction | Concrete, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 15 |

| | |
|-----------|---------|
| Zoning | Zone 12 |
| Condo Fee | \$658 |

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 April 11th, 2025 at 10:32pm MDT