# \$263,000 - 805 9939 109 Street, Edmonton

MLS® #E4428146

#### \$263,000

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.



#### **Essential Information**

MLS® # E4428146 Price \$263,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

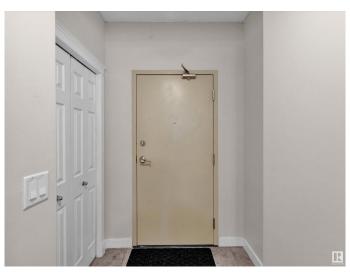
Square Footage 845

Acres 0.00 Year Built 2005

Type Condo / Townhouse







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 34

Zoning Zone 12 Condo Fee \$658

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