

## \$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™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 | 13                |
| Zoning         | Zone 12           |
| Condo Fee      | \$1,090           |

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Listing information last updated on September 3rd, 2025 at 9:02pm MDT