

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

MLS® #E4447506

**\$269,000**

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

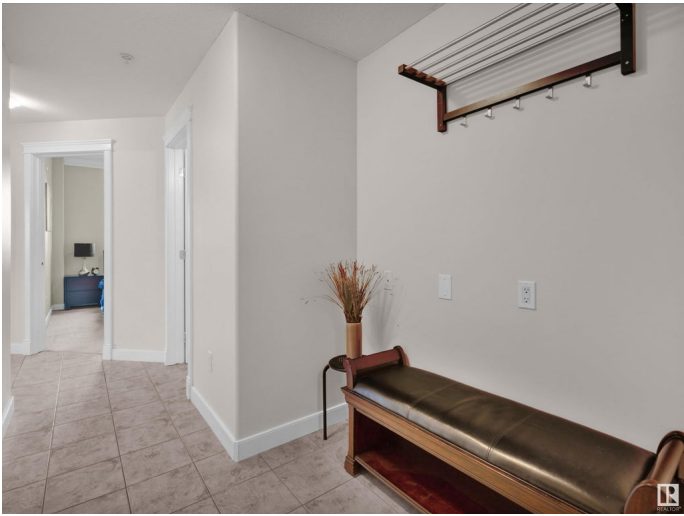
Downtown (Edmonton), Edmonton, AB

AIRBNB ABLE GEM! 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® #         | E4447506  |
| Price          | \$269,000 |
| 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 | July 12th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 3       |
| Zoning         | Zone 12 |
| Condo Fee      | \$675   |

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Listing information last updated on July 15th, 2025 at 9:47am MDT