

\$264,900 - 1008 9939 109 Street, Edmonton

MLS® #E4447670

\$264,900

2 Bedroom, 2.00 Bathroom, 861 sqft

Condo / Townhouse on 0.00 Acres

Downtown (Edmonton), Edmonton, AB

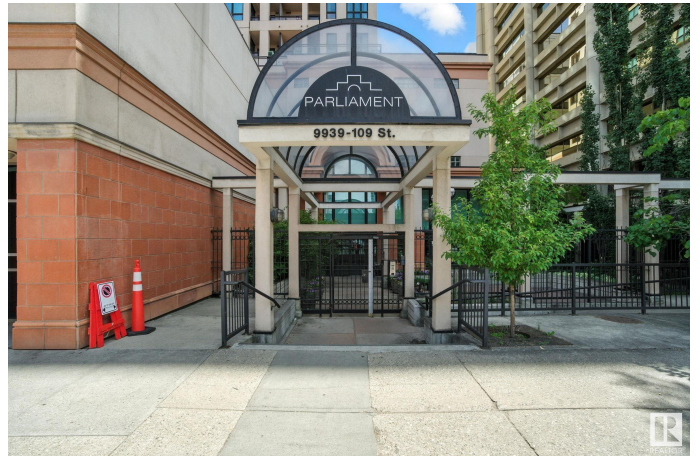
Welcome to The Parliament located in the heart of downtown Edmonton. This 2-bed, 2-bath condo includes in-suite laundry and 2 Titled Underground parking stalls. Featuring an open-concept layout with nearly 900 Sq.Ft. of living space, this 10th-floor corner unit offers both functionality and style. The primary bedroom features a 4pc ensuite, while the second bedroom is conveniently located next to a 3pc bath. The kitchen boasts oak cabinetry, S/S appliances, and a spacious eating bar which flows seamlessly into a warm and inviting living room with a gas fireplace. Large windows flood the space with natural light and enjoy year-round comfort with central heating and A/C. Step out onto your private balcony complete with a gas line for a BBQ and take in stunning west-facing views overlooking 109 ST. Amenities include a gated courtyard, executive style lobby & well equipped exercise room. Located near the U of A, River Valley, restaurants, shopping, public transit and steps away from the Alberta Legislature.

Built in 2005

Essential Information

MLS® # E4447670

Price \$264,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	861
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	1008 9939 109 Street
Area	Edmonton
Subdivision	Downtown (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 1H6

Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows
Parking	Parkade, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Fan Coil, Natural Gas
Fireplaces	Freestanding
# of Stories	18
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete, Brick, Stucco
----------	-------------------------

Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 14th, 2025
Days on Market	27
Zoning	Zone 12
Condo Fee	\$740

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 August 10th, 2025 at 5:32am MDT