

Courtesy Of Camron Rahmanian Of MaxWell Polaris

# \$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



805-9939 109 St NW, Edmonton, AB

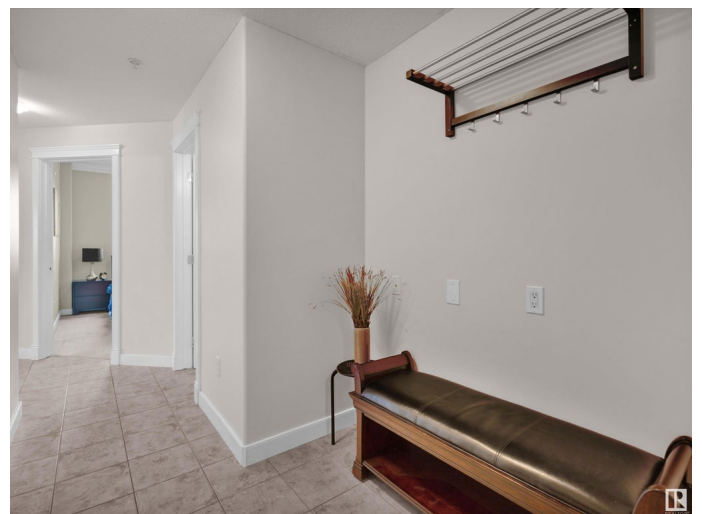
Main Floor Interior Area 844.98 sq ft



0 3 6 ft

PREPARED: 30245501

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.



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
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Days on Market	22
Zoning	Zone 12
Condo Fee	\$675

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Listing information last updated on August 3rd, 2025 at 8:17am MDT