

**\$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

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 July 15th, 2025 at 2:47am MDT