

# \$3,270,000 - 9509 99b Street, Edmonton

MLS® #E4422358

**\$3,270,000**

4 Bedroom, 5.00 Bathroom, 3,470 sqft  
Single Family on 0.00 Acres

Strathcona, Edmonton, AB

The best view in Edmonton! Fronting onto river, overlooking downtown, 1 of 9 homes in this exclusive location! 3,470 sqft, 4 beds, 6 baths, elevator, commercial wall of windows from floor of main to ceiling of primary bedroom! The kitchen features top-tier Redl cabinets, painted glass backsplash, JennAir Professional appliances, quartz, windows that open to main floor patio, and a bar beside the dining area. Swarovski lights lead up the Artistic Stairs with 13mm glass & stainless rails. 3 beds and laundry on 2nd level. A primary with a wall of windows looking onto downtown, wet bar, and California Closets walk-in. An en-suite with spa steam shower, massive shower head (25K), body sprays, surround sound, and stone resin stand alone tub. The penthouse bar has 2 rooftop patios, gas lines, hot & cold taps, frameless postless glass, and is spec'ed for a hot tub! A double attached garage with 20' wide door, 4th bed & soundproofed living/media room in basement. Over \$250K of audio & home automation!

Built in 2013

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4422358    |
| Price  | \$3,270,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 2                      |
| Square Footage | 3,470                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9509 99b Street |
| Area        | Edmonton        |
| Subdivision | Strathcona      |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6E 3X1         |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Bar, Car Wash, Ceiling 10 ft., Deck, No Animal Home, No Smoking Home, Patio, Secured Parking, Wet Bar, HRV System, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 6  |
| Parking        | Double Garage Attached, Over Sized   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Refrigerator, Window Coverings, See Remarks, Dryer-Two, Washers-Two, Oven Built-In-Two, Projector, Stove-Countertop Inductn |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Three Sided  |
| Stories           | 4  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Metal, Stucco   |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, No Through Road, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Flat  |
| Construction      | Wood, Metal, Stucco   |
| Foundation        | Concrete Perimeter  |

## School Information

|            |                    |
|------------|--------------------|
| Elementary | King Edward School |
| Middle     | McKernan School    |
| High       | Strathcona School  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 56                  |
| Zoning         | Zone 15             |

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Listing information last updated on April 18th, 2025 at 9:32am MDT