

## \$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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