\$2,999,900 - 9509 99b Street, Edmonton

MLS® #E4432812

\$2,999,900

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

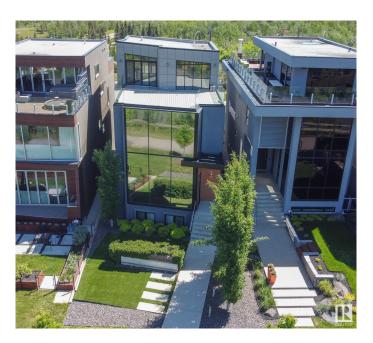
Strathcona, Edmonton, AB

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'd 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® # E4432812 Price \$2,999,900







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 April 25th, 2025

Days on Market 52

Zoning Zone 15

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