

\$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

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|------------|--------------------|
| 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 11:02am MDT