

\$2,680,000 - 9509 99b St Nw, Edmonton

MLS® #E4464035

\$2,680,000

4 Bedroom, 6.00 Bathroom, 3,470 sqft

Single Family

Strathcona, Edmonton, Alberta

Reduced \$590,000 from \$3,270,000 to \$2,680,000 to sell for winter! 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! 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 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 hot tub! A double attached garage with 20' wide door, 4th bed & soundproofed living room in basement. Over \$250K of audio & home automation! Some pictures virtually staged. (id:6289)

Built in 2013

Essential Information

Listing #	E4464035
Price	\$2,680,000
Bedrooms	4
Bathrooms	6.00



Half Baths	2
Square Footage	3,470
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9509 99b St Nw
Subdivision	Strathcona
City	Edmonton
Province	Alberta
Postal Code	T6E3X1

Amenities

Amenities	Park, Public Transit, Schools, Shopping, Ceiling - 10ft
Features	Wet bar, No Animal Home, No Smoking Home
Parking Spaces	6
Parking	Attached Garage, Oversize
# of Garages	1
View	Valley view, City view

Interior

Appliances	Garage door opener remote(s), Garage door opener, Hood Fan, Refrigerator, Window Coverings, See remarks, Dryer, Two Washers
Heating	Forced air
Fireplace	Yes
Fireplaces	Gas
# of Stories	3
Has Basement	Yes

Listing Details

Listing Office	RE/MAX River City
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