

## \$2,795,000 - 9509 99b Street, Edmonton

MLS® #E4454014

**\$2,795,000**

4 Bedroom, 5.00 Bathroom, 3,470 sqft

Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Reduced \$475,000 from \$3,270,000 to \$2,795,000! 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- 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 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/media room in basement. Over \$250K of audio & home automation!

Built in 2013

### Essential Information

|        |             |
|--------|-------------|
| MLS® # | E4454014    |
| Price  | \$2,795,000 |



|                |                        |
|----------------|------------------------|
| 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    | August 21st, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 15           |

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Listing information last updated on August 29th, 2025 at 1:32pm MDT