Courtesy Of Kalan M Savill Of RE/MAX River City

$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 specâ€™d for a hot tub! A double attached garage with 20â€™ 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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Listing information last updated on June 16th, 2025 at 1:17am MDT