



Edmonton **12** **Downtown_EDMO** **LP:** **\$339,900**
 #1005 9939 109 ST NW **SP:** **M**

ACTIVE

Type:	Apartment High Rise	Listing ID#:	E4105821
Style:	Single Level Apartment	Bdrms Above:	2
Year Built:	2005	Bdrms Total:	2
Full Baths:	2	Basement:	None
Half Baths:	0	Bsmnt Dev:	No Basement
Tot A.G. SqFt:	852.94	Tot A.G. SqM:	79.24

WEST-FACING CORNER UNIT w/ scenic views of downtown. CONCRETE & STEEL construction provide PEACE & QUIET in this modern 2-BED 2-BATH residence @ THE PARLIAMENT. SEVERAL WINDOWS bring in all bright natural light. OPEN-CONCEPT kitchen and living area. SOLID FLOORING throughout this home: ceramic tile in entryway & bathrooms w/ Laminate throughout living & bedrooms. 9-FOOT ceilings, GRANITE countertops, Stainless Steel Appliances, Gas- Fireplace, and MODERN PAINT COLORS. Master bdrm includes his & hers closets, full 4-pc Bathroom, and Wardrobe for extra Storage. Good size 2nd bdrm has an adjacent bathroom w/ walk-in shower. There is an office nook perfect for a small desk & IN-SUITE LAUNDRY. Forced-Air Heating & Air Conditioning keeps you comfortable all year long. TITLED HEATED UNDERGROUND PARKING. Building features high-tech security system and Well equipped fitness facility. EVERYTHING you need is walking distance: Running Trails, Shopping, Dining, Entertainment.....this home has it all!

Directions:

Virtual Tour:

Brochure:

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	1	0	0	0	Main:		
Ensuite Baths:		0	0	1	0	0	Uppr:		
Finish Levels:	1						AbGd:		
Fireplace Y/N:	Y	Fireplace Type: Mantel		Fireplace Fuel: Gas			Lowr:		
Parking:	Heated, Parkade, Stall, Underground						BlGd:		
Garage Dim:			Prk Encl/Ttl: 1 / 1				Total A.G.:	79.24	852.94

Living Room:	4.10x5.32	M	Master Bedroom:	3.16x3.66	M
Dining Room:			Bedroom 2:	2.80x3.43	M
Kitchen:	2.90x2.67	M	Bedroom 3:		
Family Room:			Bedroom 4:		
Den:			Laundry Room	0.78x1.56	M
Bonus Room:					

Flooring:	Ceramic Tile, Laminate Flooring	Foundation:	Concrete
Construction:	Concrete	Heating Type:	Heat Pump
Roof:	Tar & Gravel	Heat Source:	Natural Gas
Exterior:	Stucco	Features:	Air Conditioner, Exercise Room, Handicap Access, Laundry-In-Suite, Secured Parking, Security Door
Site Influences:	Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown		

Goods Included: Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer, See Remarks **Restrictions:** None Known

Goods Excluded:

Warranty:

Elem School: <http://garneau.epsb.ca> **Jr. High School:** <http://allendale.epsb.ca> **Sr High School:** <http://victoria.epsb.ca>

Condo Name:	Parliament The	Condo Fee Incl:	Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Recreation Facility, Reserve Fund Contribution,
Condo Fee:	\$455.00	HOA Fee:	
Floor Location:	Top	Floor Number:	10
Balcony/Terrace	Yes	Unit Exposure:	W
		HOA Fee Incl:	

Total Lot M2:	14.70	Lot Shape:		Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	West
Taxes:	\$2,824.88 2017	Local Improve:			