



## 9509 99B Street Edmonton AB

\$3,270,000

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'd 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!

Listing Presented By:



Originally Listed by:  
RE/MAX River City

kalansavill@gmail.com  
<http://www.marketdirection.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net