



## 9939 109 Street 1704 Edmonton AB

\$473,000

Experience unparalleled luxury in this exquisite SUB-PENTHOUSE located in the prestigious Parliament The, nestled in the heart of downtown. Designed by an esteemed interior designer, this lavish 17th-floor suite spans 1311 square feet and boasts opulent finishes, including SubZero, Viking & Miele Appliances. Perfectly tailored for discerning executives, it features 2 bedrooms, 2 deluxe baths, and an open kitchen concept with custom-engineered Granite, dark maple cabinets, and 18" ceramic tile floors. Enjoy breathtaking views of downtown from the west-facing balcony, complemented by a gas fireplace and a gas line for BBQ. Additional amenities include in-suite laundry, storage, AIR CONDITIONING, and TWO side-by-side TITLED underground heated parking spaces. With proximity to LRT, leading universities, and major corporations, this residence offers unrivaled convenience. Embrace urban living at its finest, steps from renowned cultural attractions, shopping centers, and the serene trails of the river valley.

Listing Presented By:



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