

\$309,900 - 504 9909 110 Street, Edmonton

MLS® #E4442236

\$309,900

2 Bedroom, 2.00 Bathroom, 1,061 sqft
Condo / Townhouse on 0.00 Acres

Westcliff Arms, Edmonton, AB

Discover the ideal combination of high-end renovation, size & location in this fully renovated 1061 sq.ft. 2-bedroom, 2-bathroom suite in Westcliff Arms. With a lovely tree-lined view from it's west side exposure & spacious balcony, this property is filled with natural light. The unit boasts a custom kitchen featuring stainless steel appliances, trendy hardwood & tile flooring, in-suite laundry & a three-piece en-suite bathroom. The large second bedroom/office & renovated 4 piece bath make this perfect for anyone a room mate or working from home. Complete w titled underground parking & a storage locker. The condo fees include heat, electricity & water! Stylish vintage common areas, such as a social lounge & gym. This prime location is close to restaurants, grocery stores, bike paths & of course the river valley. Just half a block away from the Government Center and LRT, it offers easy access to the UofA & downtown. A very rare blend of 70's square footage & modern interior - this is the one.

Built in 1972

Essential Information

MLS® #	E4442236
Price	\$309,900
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,061
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

Community Information

Address	504 9909 110 Street
Area	Edmonton
Subdivision	W&hkw&ant&win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2E5

Amenities

Amenities	Exercise Room, No Smoking Home, Sauna; Swirlpool; Steam, Social Rooms, Storage Cage
Parking Spaces	1
Parking	Heated, Parkade, Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	17
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Concrete
Exterior Features	Golf Nearby, Hillside, Picnic Area, Playground Nearby, River Valley View, Schools, Shopping Nearby, View City, View Downtown

Roof	Tar & Gravel
Construction	Concrete
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 13th, 2025
Days on Market	38
Zoning	Zone 12
Condo Fee	\$848

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