

## \$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	24
Zoning	Zone 12
Condo Fee	\$848

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