

\$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 | 37 |
| Zoning | Zone 12 |
| Condo Fee | \$848 |

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Listing information last updated on July 19th, 2025 at 10:02pm MDT