

## \$300,000 - 504 9909 110 Street, Edmonton

MLS® #E4452527

**\$300,000**

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® # E4452527

Price \$300,000

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    | August 12th, 2025 |
| Days on Market | 16                |
| Zoning         | Zone 12           |
| Condo Fee      | \$848             |

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Listing information last updated on August 28th, 2025 at 5:02am MDT