

Courtesy Of Jay J Tomlinson Of RE/MAX Elite

# \$299,800 - 204 9909 110 Street, Edmonton

MLS® #E4425269

**\$299,800**

2 Bedroom, 2.00 Bathroom, 1,057 sqft  
Condo / Townhouse on 0.00 Acres

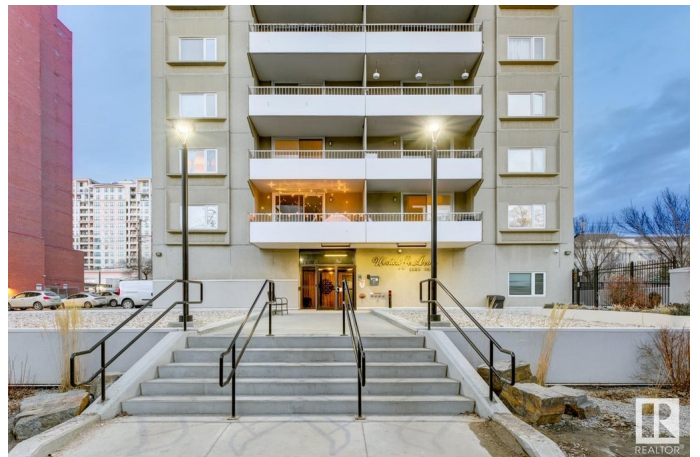
W&hkw&ant&win, Edmonton, AB

Welcome to Westcliffe Arms, a well-managed, pet-friendly concrete high-rise in downtown Edmonton! This spacious 2-bed, 2-bath corner unit offers new flooring, updated light fixtures, and fresh paint. The renovated kitchen features high-gloss cabinetry, quartz counters, designer backsplash, stainless steel appliances, soft-close drawers, and pot lights. Both bathrooms are upgraded with new vanities, custom shower glass, and teak shower crates. Enjoy in-suite laundry, ample storage, and a large locker in a locked storage room. The southwest-facing unit provides natural light and great cross-ventilation. West-facing balcony offers scenic views. Building amenities include: brand-new elevators, heated underground parking, utilities included (HEAT, WATER, ELECTRICITY), gym, social room & games room. Located: Steps to Grandin LRT, U of A, MacEwan, River Valley, and top restaurants. Quick access to High Level Bridge, Groat Road & Downtown.

Built in 1972

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4425269  |
| Price    | \$299,800 |
| Bedrooms | 2         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,057                  |
| Acres          | 0.00                   |
| Year Built     | 1972                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 204 9909 110 Street |
| Area        | Edmonton            |
| Subdivision | WÃ©hkwÃ©ntÃ©win     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2E5             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Off Street Parking, On Street Parking, Exercise Room, Party Room, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Storage-Locker Room, Vinyl Windows, See Remarks |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas   |
| # of Stories      | 16   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete  |
| Exterior Features | Corner Lot, Golf Nearby, Picnic Area, Playground Nearby, Public |

Transportation, Schools, Shopping Nearby, Ski Hill Nearby, View City, View Downtown, See Remarks

Roof See Remarks  
Construction Concrete  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 12th, 2025  
Days on Market 23  
Zoning Zone 12  
Condo Fee \$822

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Listing information last updated on April 4th, 2025 at 10:17am MDT