

\$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

Westcliff Arms, Edmonton, AB

Welcome to Westcliff 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	W&hkw&ant&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 1
Zoning Zone 12
Condo Fee \$822

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