

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

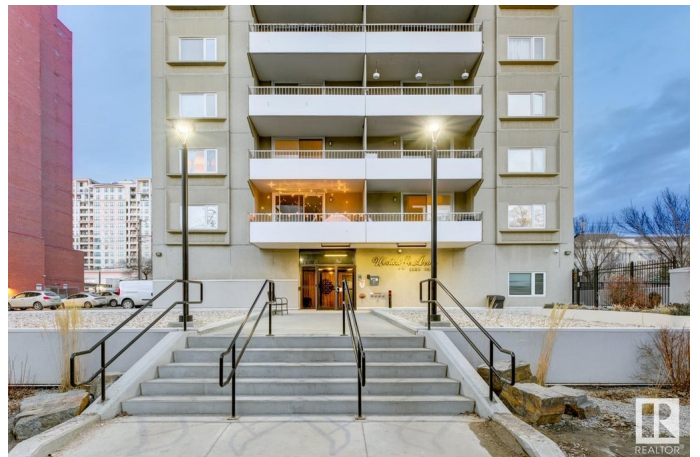
Westcliff Arms, Edmonton, AB

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	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 27  
Zoning Zone 12  
Condo Fee \$822

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 8th, 2025 at 12:02pm MDT