

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 28
Zoning Zone 12
Condo Fee \$822

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Listing information last updated on April 9th, 2025 at 5:47am MDT