

## \$249,900 - 506 9809 110 Street, Edmonton

MLS® #E4419912

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Condo / Townhouse on 0.00 Acres

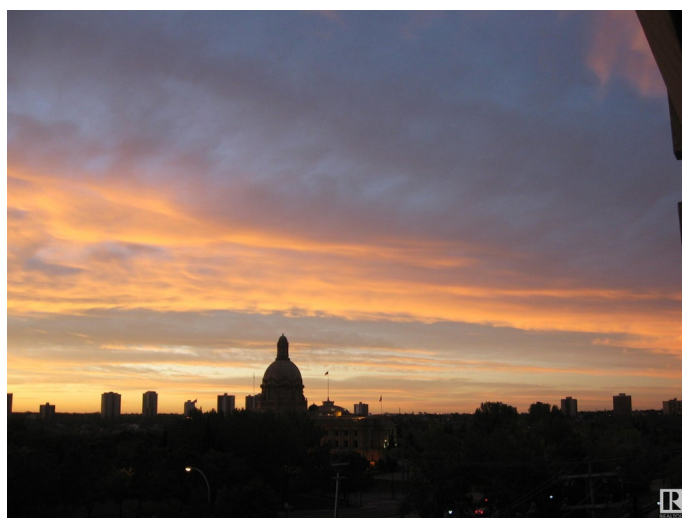
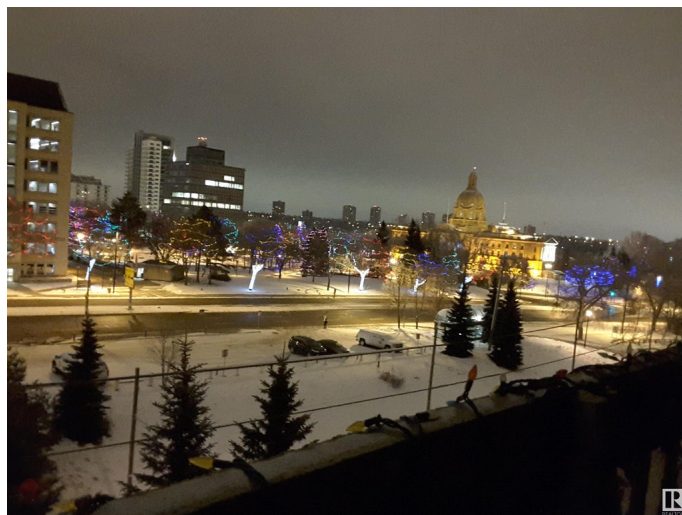
Westwind Estates, Edmonton, AB

Incredible View from the east facing balcony. You can see the legislative building (gorgeous view when all lit up). Condo on the 5th floor in Westwind Estates in Oliver. Featuring A/C, cork flooring, & a solid wood wall unit with cozy gas fireplace. Bright white galley kitchen, in-suite laundry and large storage area. Furnace was replaced in 2023 & air conditioning added at the same time. A generous sized master bedroom with a 4-piece ensuite. Includes a good sized second bedroom and a four-piece bathroom. Huge living room with adjacent dining room. Just steps to the LRT, River Valley, & Parks. This solid concrete building has a great community & impressive amenities, social room, an outdoor garden courtyard area & an indoor pool (currently under repair). Condo fee includes all your utilities. Buffet & hutch will stay. Pet-free, smoke-free building.

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4419912  |
| Price          | \$249,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,200     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1977                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 506 9809 110 Street |
| Area        | Edmonton            |
| Subdivision | WÃ©hkwÃ©ntÃ©win     |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2J9             |

### Amenities

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Closet Organizers, Intercom, No Animal Home, No Smoking Home, Party Room, Patio, Pool-Indoor, Secured Parking, Social Rooms, Wall Unit-Built-In |
| Parking   | Parkade  |
| Has Pool  | Yes  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Oak Surround  |
| # of Stories      | 12  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete   |
| Exterior Features | Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby, View City, View Downtown |

|              |                    |
|--------------|--------------------|
| Roof         | Tar & Gravel       |
| Construction | Concrete           |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 31st, 2025 |
| Days on Market | 91                 |
| Zoning         | Zone 12            |
| Condo Fee      | \$935              |

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Listing information last updated on May 2nd, 2025 at 3:18pm MDT