# \$259,900 - 1601 9909 110 Street, Edmonton

MLS® #E4448749

### \$259.900

2 Bedroom, 2.00 Bathroom, 1,070 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

This newly-upgraded 3 bedroom, 2 full bath condo in Westcliff Arms offers fantastic views of the Legislature, city skyline, and Canada Day fireworks. This effectively managed, quiet concrete building only has 4 units per floor. This corner, 16th floor unit boasts beautiful dark flooring, upgraded kitchen cabinets, countertop, backsplash, appliances and paint. Bright and open with nearly 1100 sq ft featuring in-suite laundry, newer oversized patio door and all windows. Lots of storage in the unit, plus two extra storage cages in front of the 99-year leased underground parking, and a titled outdoor parking stall. Condo fees include heat, power, water/sewer and amenities: exercise room, party room, game room and saunas. Government Centre LRT station is right at your door, close to river valley, walking/bike paths, High Level streetcar, excellent restaurants, and much more. Perfect for families, investors, or students.

Built in 1972

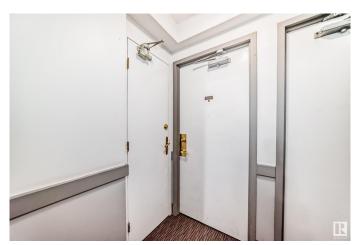
# **Essential Information**

MLS® # E4448749 Price \$259,900

Bedrooms 2
Bathrooms 2.00







Full Baths 2

Square Footage 1,070
Acres 0.00
Year Built 1972

Type Condo / Townhouse
Sub-Type Apartment High Rise
Style Single Level Apartment

Status Active

# **Community Information**

Address 1601 9909 110 Street

Area Edmonton

Subdivision WîhkwÃantôwin

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 2E5

## **Amenities**

Amenities Detectors Smoke, Exercise Room, Intercom, Parking-Extra,

Parking-Plug-Ins, Party Room, Secured Parking, Security Door,

Storage-In-Suite, Storage Cage

Parking Spaces 2

Parking Heated, Parkade, Stall, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Electric,

Washer, Window Coverings

Heating Hot Water, Natural Gas

# of Stories 16
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Concrete

Exterior Features Playground Nearby, Public Transportation, Schools, Shopping Nearby,

View Downtown

Roof Tar & T

Construction Concrete

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 19th, 2025

Days on Market 12

Zoning Zone 12

Condo Fee \$939

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