



Edmonton

#504 9909 110 ST NW

Wihkwêntôwin

T5K 2E5

LP:

SP:

\$309,900



**Listing ID #** E4442236

**Building Type** Apartment High Rise

**Style** Single Level Apartment

**Year Built** 1972

**Full Baths** 2

**Half Baths** 0

**Total Baths** 2.0

**Tot Flr AG SqFt** 1,061.33

**Sold Date**

**Bedrooms Above** 2

**Bedrooms Total** 2

**Basement** None

**Basement Dev** No Basement

**Tot Flr AG SqM** 98.60

ACTIVE

[URL-Virtual Tour](#)

[URL-Brochure](#)

Discover the ideal combination of high-end renovation, size & location in this fully renovated 1061 sq.ft. 2-bedroom, 2-bathroom suite in Westcliffe Arms. With a lovely tree-lined view from it's west side exposure & spacious balcony, this property is filled with natural light. The unit boasts a custom kitchen featuring stainless steel appliances, trendy hardwood & tile flooring, in-suite laundry & a three-piece en-suite bathroom. The large second bedroom/office & renovated 4 piece bath make this perfect for anyone a room mate or working from home. Complete w titled underground parking & a storage locker. The condo fees include heat, electricity & water! Stylish vintage common areas, such as a social lounge & gym. This prime location is close to restaurants, grocery stores, bike paths & of course the river valley. Just half a block away from the Government Center and LRT, it offers easy access to the UofA & downtown. A very rare blend of 70's square footage & modern interior - this is the one.

Directions

Living Room	4.39x5.37	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.30x2.63	M	Bedroom 4	1	4	M	No	Main		
Kitchen	2.30x3.17	M		2	3	M	Yes	Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	3.96x4.05	M		6				Tot Flr AG	98.60	1,061.33
Bedroom 2	3.05x5.44	M		7				# Finished	1	

**Heat Source** Natural Gas

**Heat Type** Hot Water

**Foundation** Concrete

**Roof Type** Tar & Gravel

**Exterior** Concrete

**Flooring** Ceramic Tile, Hardwood

**Features** Exercise Room, No Smoking Home, Sauna; Swirlpool; Steam, Social Rooms, Storage Cage

**Construction** Concrete

**Basement** None / No Basement

**Separate Ent**

**2nd Suite**

**Garage Suite**

**Garden Suite**

**Lot Shape**

**Lot Size SqM** 32.19

**Zoning**

**Tax Amount** \$2,278.92 / 2024

**Conform Type**

**Conform Year**

**Goods Excl**

**Permit By Seller**

**Permit**

**Permit**

**Front Exposure** West

**F x D (m)** x

**Goods Incl** Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings

**Warranty**

**Fireplace**

**FP Fuel**

**FP Type**

**HOA Y/N** No

**HOA Fee/Schd** /

**HOA Fee Incls**

**Site Features** Golf Nearby, Hillside, Picnic Area, Playground Nearby, River Valley View, Schools, Shopping Nearby, View City, View Downtown

**Parking** Heated, Parkade, Stall, Underground

**Road Access** Paved

**Park Encl/Tot** 1 / 1

**Garage Dim**

**Condo Name** Westcliffe Arms

**Condo Fee** \$848.34 **Fee Schedule** Monthly

**Fee Includes** Amenities w/Condo, Electricity, Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer

**Floor Location** Other

**#Floors in Build** 17

**Balcony/Terrace** Yes

**Titled Storage** No

**Parking Type** Titled

**Unit Exposure** W

**Floor#** 5

**Elevator** Yes

**Min Age**