



**Edmonton** **Wihkwêntôwin** **LP:** **\$265,000**  
 #504 9909 110 ST NW T5K 2E5 **SP:** **M**

**Listing ID #** E4495859 **ACTIVE**  
**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

[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** Water  
**Heat Type** Baseboard  
**Foundation** Concrete  
**Roof Type** Tar & Gravel  
**Exterior** Concrete  
**Flooring** Ceramic Tile, Hardwood  
**Features** Exercise Room, Gazebo, No Smoking Home, Patio, Sauna; Swirlpool; Steam, Storage-In-Suite, Storage Cage

**Construction** Concrete  
**Basement** None / No Basement  
**Separate Ent**  
**2nd Suite** **Permit By Seller**  
**Garage Suite** **Permit**  
**Garden Suite** **Permit**  
**Lot Shape** **Front Exposure** West  
**Lot Size SqM** **F x D (m)** x  
**Zoning**  
**Tax Amount** \$2,278.92 / 2024  
**Conform Type**  
**Conform Year**  
**Goods Excl**

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

**Warranty**

**Site Features** Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown

**Fireplace**

**FP Fuel**

**FP Type**

**HOA Y/N** No

**HOA Fee/Schd** /

**HOA Fee Incls**

**Parking** Heated, Stall, Underground

**Road Access** Paved

**Park Encl/Tot** 1 / 1

**Garage Dim**

<b>Condo Name</b>	Westcliffe Arms	<b>Floor Location</b>	Other	<b>Floor#</b>	5
<b>Condo Fee</b>	\$891.26	<b>#Floors in Build</b>	17	<b>Elevator</b>	Yes
<b>Fee Includes</b>	Amenities w/Condo, Electricity, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Parking, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer, Utilities, Land/Snow Removal Common	<b>Balcony/Terrace</b>	Yes	<b>Min Age</b>	
		<b>Titled Storage</b>	No		
		<b>Parking Type</b>	Titled		
		<b>Unit Exposure</b>	W		