



Edmonton

9909 110 ST NW

Wihkwêntôwin
T5K 2E5

LP: \$222,000
SP:

ACTIVE

Listing ID #
Building Type
Style
Year Built
Full Baths
Half Baths
Total Baths

E4494623
Apartment High Rise
Single Level Apartment
1972
2
0
2.0

Tot Flr AG SqFt
1,061.01

Sold Date
Bedrooms Above
Bedrooms Total
Basement
Basement Dev
Tot Flr AG SqM

2
2
None
No Basement
98.57

URL-Virtual Tour URL-Brochure Tot Flr AG SqFt 1,061.01

Convenience & style converge to create the perfect urban living experience in this 2 bed + 2 full bath apartment in Westcliffe Arms. Located on the 10th floor with beautiful east facing views of Edmonton's downtown! This unit has been lovingly cared for & updated over the years including kitchen, bathrooms & flooring. Newer custom window coverings+brand new stove+closet organizers. You'll love entertaining with the expansive living area & dining room which offers floor to ceiling sliding doors onto a private balcony. Perfect for sunny morning coffee & cool evening breezes. Primary suite includes 3 pc ensuite. In suite laundry & storage as well as extra storage cage add functionality. Concrete condo building is well maintained & offers just 4 suites per floor as well as fully stocked workout room, sauna, party + games room. The building has recently updated elevators + windows. The best part? Condo fee includes ALL utilities (heat, water, power) plus pets /w board approval & no specific size restrictions!

Directions

Living Room	8.85x5.85	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	4.45x3.44	M	Bedroom 4	1	4	M	No	Main		
Kitchen	2.12x2.37	M		2	3	M	Yes	Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	3.94x4.16	M		6				Tot Flr AG	98.57	1,061.01
Bedroom 2	3.21x3.47	M		7				# Finished	1	

Heat Source	Natural Gas	Construction	Concrete	
Heat Type	Baseboard	Basement	None / No Basement	
Foundation	Concrete	Separate Ent		
Roof Type	Flat	2nd Suite	Permit By Seller	
Exterior	Concrete	Garage Suite	Permit	
Flooring	Ceramic Tile, Laminate Flooring	Garden Suite	Permit	
Features	Closet Organizers, Intercom, No Smoking Home, Parking-Plug-Ins, Sauna; Swirlpool; Steam, Security Door, Social Rooms, Vinyl Windows, Storage Cage	Lot Shape	Front Exposure	West
		Lot Size SqM	F x D (m)	x
		Zoning		
		Tax Amount	\$2,306.08 / 2026	
		Conform Type		
		Conform Year		
Goods Incl	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings	Goods Excl		

		Warranty	
		Fireplace	No
		FP Fuel	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
		HOA Fee Incls	
Site Features	Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown		
Parking	Stall		

Road Access	Paved	Park Encl/Tot	/ 1	Garage Dim	
Condo Name	Westcliffe Arms	Floor Location	Other	Floor#	10
Condo Fee	\$880.05	#Floors in Build	16	Elevator	Yes
Fee Includes	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, Land/Snow Removal Common	Balcony/Terrace	Yes	Min Age	
		Titled Storage	No		
		Parking Type	Titled		
		Unit Exposure	E		