



**Edmonton** **Wihkwêntôwin** **LP:** **\$197,500**  
#1001 9909 110 ST NW T5K 2E5 **SP:** **M**

**Listing ID #** E4494623 **ACTIVE**  
**Building Type** Apartment High Rise  
**Style** Single Level Apartment  
**Year Built** 1972  
**Full Baths** 2  
**Half Baths** 0  
**Total Baths** 2.0  
**Sold Date**  
**Bedrooms Above** 2  
**Bedrooms Total** 2  
**Basement** None  
**Basement Dev** No Basement  
**Tot Flr AG SqM** 98.57  
**Tot Flr AG SqFt** 1,061.01

**URL-Virtual Tour** **URL-Brochure**

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  
**Heat Type** Baseboard  
**Foundation** Concrete  
**Roof Type** Flat  
**Exterior** Concrete  
**Flooring** Ceramic Tile, Laminate Flooring  
**Features** Closet Organizers, Intercom, No Smoking Home, Parking-Plug-Ins, Sauna; Swirlpool; Steam, Security Door, Social Rooms, Vinyl Windows, 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** \$2,306.08 / 2026  
**Conform Type**  
**Conform Year**  
**Goods Excl**

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

#### Warranty

**Fireplace** No  
**FP Fuel**  
**FP Type**

**Site Features** Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown

**HOA Y/N** No  
**HOA Fee/Schd** /  
**HOA Fee Incls**

**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      |          |     |