

Edmonton **Winkwentown** **LP:** **$197,500**

#1001 9909 110 ST NW T5K 2E5 SP:

ACTIVE

Listing ID #	E4511144		
Building Type	Apartment High Rise		
Style	Single Level Apartment	**Sold Date**	
Year Built	1972	**Bedrooms Above**	2
Full Baths	2	**Bedrooms Total**	2
Half Baths	0	**Basement**	None
Total Baths	2.0	**Basement Dev**	No Basement
URL-Virtual Tour **URL-Brochure**	**Tot Flr AG SqFt** 1,061.01	**Tot Flr AG SqM**	98.57

Modern comfort meets unbeatable convenience in this beautifully maintained 2 bedroom, 2 full bathroom apartment in Westcliffe Arms. Perched on the 10th floor and showcasing gorgeous east-facing views of downtown Edmonton. Thoughtfully updated over the years, the unit features renovated kitchen & bathrooms, newer flooring, custom window coverings, brand-new stove + closet organizers throughout. The generous living and dining areas provide an ideal space for hosting, while floor-to-ceiling sliding doors open to a private balcony perfect for enjoying your morning coffee or relaxing in the evening. Spacious primary suite offers 3pc ensuite. In-suite laundry, ample storage + additional storage cage add everyday practicality. Pet friendly solid concrete building is exceptionally well cared for, with only 4 suites per floor, & includes amenities like fully equipped fitness room, sauna & party room. Recent building improvements include updated elevators & windows. Even better, condo fees include all utilities!

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 Expsure** West
		Lot Size SqM	**F x D (m)** x
		Zoning	
		Tax Amount	$2,249.09 / 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
Site Features	Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City, View Downtown	**FP Fuel**	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
Parking	Stall	**HOA Fee Incls**	
Road Access	Paved	**Park Encl/Tot**	/ 1 **Garage Dim**

Condo Name	Westcliffe Arms	**Floor Location**	Other	**Floor#**	10
Condo Fee	$880.05 **Fee Schedule** Monthly	**#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		