

# \$259,900 - 1601 9909 110 Street, Edmonton

MLS® #E4448749

**\$259,900**

2 Bedroom, 2.00 Bathroom, 1,070 sqft  
Condo / Townhouse on 0.00 Acres

Westcliff Arms, Edmonton, AB

This newly-upgraded 3 bedroom, 2 full bath condo in Westcliff Arms offers fantastic views of the Legislature, city skyline, and Canada Day fireworks. This effectively managed, quiet concrete building only has 4 units per floor. This corner, 16th floor unit boasts beautiful dark flooring, upgraded kitchen cabinets, countertop, backsplash, appliances and paint. Bright and open with nearly 1100 sq ft featuring in-suite laundry, newer oversized patio door and all windows. Lots of storage in the unit, plus two extra storage cages in front of the 99-year leased underground parking, and a titled outdoor parking stall. Condo fees include heat, power, water/sewer and amenities: exercise room, party room, game room and saunas. Government Centre LRT station is right at your door, close to river valley, walking/bike paths, High Level streetcar, excellent restaurants, and much more. Perfect for families, investors, or students.

Built in 1972

## Essential Information

MLS® #	E4448749
Price	\$259,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,070
Acres	0.00
Year Built	1972
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1601 9909 110 Street
Area	Edmonton
Subdivision	WÃ©hkwÃ¢ntÃ´win
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2E5

### Amenities

Amenities	Detectors Smoke, Exercise Room, Intercom, Parking-Extra, Parking-Plug-Ins, Party Room, Secured Parking, Security Door, Storage-In-Suite, Storage Cage
Parking Spaces	2
Parking	Heated, Parkade, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	16
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Downtown

Roof	Tar & Gravel
Construction	Concrete
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 19th, 2025
Days on Market	4
Zoning	Zone 12
Condo Fee	\$939

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