

**\$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 | 87              |
| Zoning         | Zone 12         |
| Condo Fee      | \$939           |

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Listing information last updated on October 14th, 2025 at 11:17am MDT