# \$249,900 - 506 9809 110 Street, Edmonton

MLS® #E4419912

#### \$249,900

2 Bedroom, 2.00 Bathroom, 1,200 sqft Condo / Townhouse on 0.00 Acres

WîhkwÃantôwin, Edmonton, AB

Incredible View from the east facing balcony. You can see the legislative building (gorgeous view when all lit up). Condo on the 5th floor in Westwind Estates in Oliver. Featuring A/C, cork flooring, & a solid wood wall unit with cozy gas fireplace. Bright white galley kitchen, in-suite laundry and large storage area. Furnace was replaced in 2023 & air conditioning added at the same time. A generous sized master bedroom with a 4-piece ensuite. Includes a good sized second bedroom and a four-piece bathroom. Huge living room with adjacent dining room. Just steps to the LRT, River Valley, & Parks. This solid concrete building has a great community & impressive amenities, social room, an outdoor garden courtyard area & an indoor pool (currently under repair). Condo fee includes all your utilities. Buffet & hutch will stay. Pet-free, smoke-free building.

Built in 1977

#### **Essential Information**

MLS® # E4419912 Price \$249,900

Bedrooms 2

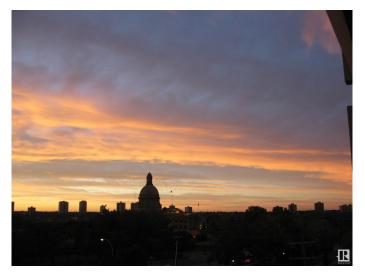
Bathrooms 2.00

Full Baths 2

Square Footage 1,200







Acres 0.00 Year Built 1977

Type Condo / Townhouse
Sub-Type Apartment High Rise
Style Single Level Apartment

Status Active

# **Community Information**

Address 506 9809 110 Street

Area Edmonton

Subdivision WîhkwÃantôwin

City Edmonton
County ALBERTA

Province AB

Postal Code T5K 2J9

#### **Amenities**

Amenities Air Conditioner, Closet Organizers, Intercom, No Animal Home, No

Smoking Home, Party Room, Patio, Pool-Indoor, Secured Parking,

Social Rooms, Wall Unit-Built-In

Parking Parkade

Has Pool Yes

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Oak Surround

# of Stories 12 Stories 1

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Concrete

Exterior Features Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public

Transportation, Shopping Nearby, View City, View Downtown

Roof Tar & T

Construction Concrete

Foundation Concrete Perimeter

## **Additional Information**

Date Listed January 31st, 2025

Days on Market 89

Zoning Zone 12

Condo Fee \$935

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 7:32pm MDT