

## \$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

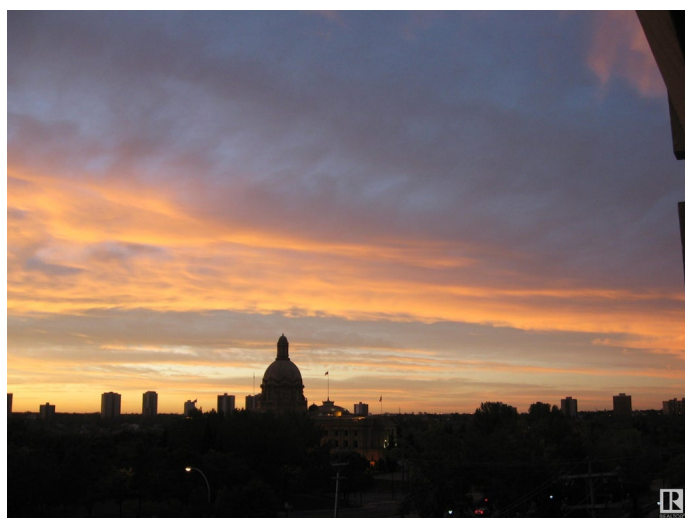
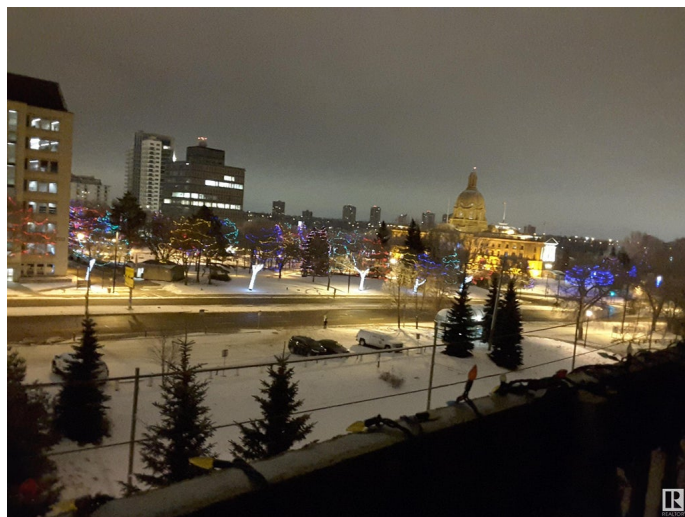
Westwind Estates, Edmonton, AB

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	WÃ©hkwÃ©ntÃ©win
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 & Gravel
Construction	Concrete
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	72
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 13th, 2025 at 8:47am MDT