

## \$243,500 - 301 9809 110 Street, Edmonton

MLS® #E4437149

**\$243,500**

2 Bedroom, 2.00 Bathroom, 1,346 sqft

Condo / Townhouse on 0.00 Acres

Westwind Estates, Edmonton, AB

Welcome Home!! Super location, 3rd floor unit in Westwind Estates. Large entrance to this suite and opens to a very spacious living room featuring a wood burning fireplace and a super large balcony with views all around. 2 bedroom, 2 bathroom suite with vinyl plank flooring thru-out. Dining area adjoins the galley kitchen and unit features in-suite laundry and loads of storage space. Heated underground parking is also included. Super location with just a short walk to the river valley, shopping, restaurants and the LRT.

Built in 1977

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4437149               |
| Price          | \$243,500              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,346                  |
| Acres          | 0.00                   |
| Year Built     | 1977                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information



|             |                     |
|-------------|---------------------|
| Address     | 301 9809 110 Street |
| Area        | Edmonton            |
| Subdivision | W&hkw&ant&win       |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5K 2J9             |

### Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Deck, No Smoking Home, Parking-Visitor, Pool-Indoor, Secured Parking |
| Parking   | Underground                                                          |
| Has Pool  | Yes                                                                  |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Fireplaces        | Brick Facing, Masonry                                                      |
| # of Stories      | 12                                                                         |
| Stories           | 1                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                 |
| Exterior Features | Recreation Use, Schools, Shopping Nearby, View City, See Remarks |
| Roof              | Tar & Gravel                                                     |
| Construction      | Concrete, Stucco                                                 |
| Foundation        | Concrete Perimeter                                               |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 182            |
| Zoning         | Zone 12        |
| Condo Fee      | \$953          |

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