# \$249,900 - 303 9809 110 Street, Edmonton

MLS® #E4440436

#### \$249,900

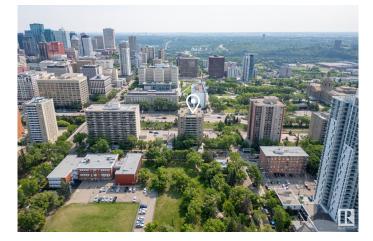
2 Bedroom, 2.00 Bathroom, 1,262 sqft Condo / Townhouse on 0.00 Acres

Wîhkwêntôwin, Edmonton, AB

AMAZING LOCATION in SOUTH DOWNTOWN! Welcome to this beautiful 2 Bedroom, 2 Bath condo in the desirable Westwind Estates. This 3rd floor unit faces the park with a tranquil feeling in the heart of Downtown. 1 underground heated parking stall, and in-suite laundry included. Spacious entrance opens into a large living room with extra large windows and brick facing fireplace. Dinning area has direct access to the southwest facing large balcony. Gorgeous white kitchen with new appliances, Bathrooms and kitchen flooring are original marble while the rest of the unit boasts gleaming maple hardwood. 2 large bedrooms with 3 pc shared bath and 3 pc ensuite bath. DREAM LOCATION in downtown core located walking distance to the River Valley, Whyte Ave, coffee shops, trails and only steps to LRT w/1 stop to U of A. HEAT, WATER AND ELECTRICITY included with condo fees.







Built in 1977

### **Essential Information**

MLS® #	E4440436
Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,262
Acres	0.00
Year Built	1977
Туре	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

# **Community Information**

Address	303 9809 110 Street
Area	Edmonton
Subdivision	Wîhkwêntôwin
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5K 2J9

# Amenities

Amenities	Secured Parking, Security Door
Parking	Heated, Underground

### Interior

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

Exterior	Concrete, Composition						
Exterior Features	Public Transportation,	Schools,	Shopping	Nearby,	View	City,	View
	Downtown						
Roof	Tar & Gravel						
Construction	Concrete, Composition						
Foundation	Concrete Perimeter						

# **Additional Information**

Date ListedJune 5th, 2025Days on Market11ZoningZone 12Condo Fee\$928

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 June 16th, 2025 at 5:32pm MDT