

# \$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

Westwind Estates, 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. Dining 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                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 303 9809 110 Street |
| Area        | Edmonton            |
| Subdivision | WÃ©hkwÃ©ntÃ©win     |
| 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, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| 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 Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | Zone 12        |
| Condo Fee      | \$928          |

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Listing information last updated on June 16th, 2025 at 9:17pm MDT