

## \$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	12
Zoning	Zone 12
Condo Fee	\$928

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Listing information last updated on June 17th, 2025 at 7:17am MDT