

# \$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

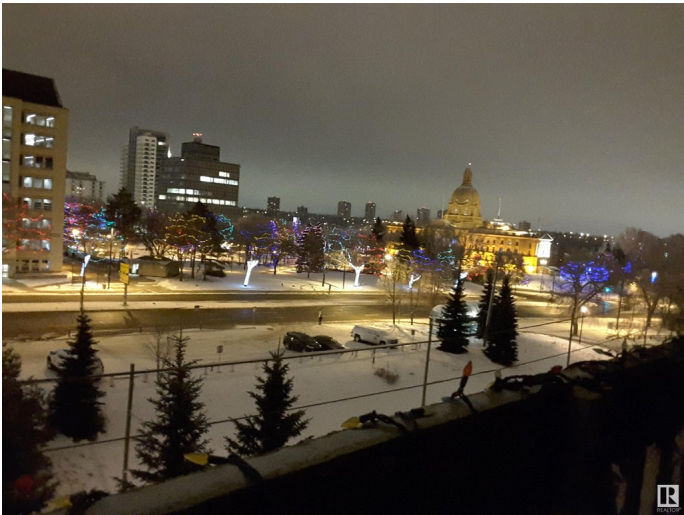
WÃ@hkwÃªntÃ´win, Edmonton, AB

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 | 91                 |
| Zoning         | Zone 12            |
| Condo Fee      | \$935              |

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Listing information last updated on May 2nd, 2025 at 2:17am MDT