



## 2207 44 Avenue 109 Edmonton AB

\$164,900

Welcome to Aspen Meadows offering condo living at its finest PLUS steps away from ALL amenities, schools, transportation & easy access to Whitemud Freeway & the Anthony Henday. Featuring a great open floor plan with 9 ceiling, hardwood floors, large living room, upgraded kitchen cabinetry, stainless steel appliances and granite counter tops. Tons of natural light from the WEST facing windows. Master suite offers a large walk in closet & access to the 4pc bathroom. In-suite laundry is generous in size & provides additional storage space. Enjoy the summer on the patio with gas line for BBQ & views of a private landscaped area. LOW CONDO fees include HEAT, ELECTRICITY & WATER/SEWER plus access to the exercise room on 3rd floor & amenities room on the 2nd floor. Enjoy the warm underground parking with 1 titled parking stall close to stairs & storage cage. This Executive Landmark Built home Offers; Luxurious Engineered Hardwood Flooring

Listing Presented By:



Originally Listed by:  
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