



## 9909 104 Street 1203 Edmonton AB

\$95,000

Walk out onto the historical HERITAGE TRAIL PROMENADE (cobblestone sidewalks/period lamp posts/stairs to bottom of hill). Gorgeous tree-lined street leads to downtown, Ice District & the LRT-2 blocks away. 12th floor 793.7 sqft, Air conditioned 2-Bedroom Corner-unit has a spectacular east view of the River valley & Downtown skyline. Floor-to-ceiling windows in Living room lead to a 5' x 14.5' concrete balcony. Renovated galley kitchen (maple cabinets: 36" uppers, pot/pan roll-outs, crown moulding) & 12" x 24" gray "slate-look" floor tile. 5" maple laminate plank flooring/wide baseboards/designer paint colors make for a modern living space. Spectacular upgraded 5-piece Bathroom. Large closets/huge in-suite storage room provide ample space for all the extras. Amenities include secured parking/indoor pool/exercise room/ central laundry/games room/guest suite/on-site management. Utilities included in condo fee. Affordable & well-managed, providing comfort/convenience in fabulous surroundings-make it yours!

Listing Presented By:



Originally Listed by:

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