



# 1008 ROSENTHAL Boulevard 127 Edmonton AB

\$299,900

GROUND FLOOR 802 sq.ft unit BACKING the POND in ROSENTHAL! This 2BED + 2BATH unit boasts a 6.46m X 2.44m RAISED BALCONY w/ PANORAMIC VIEWS of all the WATER FEATURES, WALKING TRAILS, & TREES that make up ROSENTHAL PARK, TWO TITLED PARKING STALLS (1 underground + 1 surface) w/ STORAGE LOCKER, & IN-SUITE LAUNDRY. The OPEN CONCEPT layout includes an UPGRADED KITCHEN w/ STAINLESS STEEL APPLIANCES, UNDERMOUNT SINK w/ GARBURATOR, a CENTER ISLAND w/ an ATTACHED DINING AREA/BREAKFAST NOOK, a cozy living space w/ WEST FACING BALCONY DOOR WINDOWS that let in plenty of natural light, a PRIMARY BEDROOM w/ 3pc ENSUITE & WALK-IN CLOSET, A SPACIOUS SPARE BEDROOM, and a 4pc BATH. The building itself has an EXERCISE ROOM, SOCIAL ROOM w/ POOL TABLE, & a GUEST SUITE. EASY ACCESS to both the WHITEMUD & ANTHONY HENDAY. 3 minutes to LEWIS ESTATES GOLF COURSE. 2 minutes to COSTCO. 10 minutes to WEST EDMONTON MALL.

Listing Presented By:



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