



10238 103 Street 1901 Edmonton AB

\$347,700

BEST VALUE in the building!! This **CUSTOM FLOOR PLAN** IS 1 OF ONLY 3 IN THE BUILDING - IT WAS CUSTOMIZED PRE-CONSTRUCTION FROM A 2 BEDROOM UNIT to a 1 BEDROOM + DEN resulting in A MUCH LARGER LIVING ROOM & UNOBSTRUCTED CITY VIEWS! This "01" unit was HAND-CHOSEN on the 19th floor for its **SUNNY SE EXPOSURE!** Includes 2 FULL BATHROOMS! The den/office offers skyscraper views and can double as guest room or 2nd bedroom. High-end finishes include **HARDWOOD & ceramic tile THROUGHOUT** (no carpet), 9 ft ceilings, quartz countertops, A/C, designer blinds, stacked laundry, closet built-ins & upgraded appliances. Comes with 1 underground titled parking stall & full access to luxurious amenities: full gym, outdoor rooftop patio overlooking Rogers Arena & downtown, hot tub, fireplace, & indoor modern social room. Walk to all the best downtown cafes, restaurants, transit, arena, shopping, GMAC Campus, The Arts & Financial District etc! Live in or Rent out. **PETS are OK!** THIS ONE IS DEFINITELY DIFFERENT FROM THE REST!

Listing Presented By:



Originally Listed by:
Lange Realty Ltd

shaunaylagan@gmail.com
<http://www.shaunaylagan.com>



RE/MAX Real Estate

129 Mountain Ash Drive,
Wetaskiwin, AB,

Phone: 780-361-9215
rsplant@telus.net