



9938 104 Street 204 Edmonton AB

\$194,800

Sunny south exposure from this 834 sq.ft. 2 bedroom 2 bathroom condo in MELROSE MANOR conveniently located close to the LRT, the Ice District, restaurants, coffee shops, the river valley walking/biking trails & quick access to MacEwan University and the U of A. This unit has just been freshly painted. Open layout with the bedrooms at opposite ends of the living area. Corner gas fireplace in the living room. 4 piece bathroom next to the second bedroom. The primary suite has a walk-in closet and a 4 piece bathroom. Maple cabinetry. Tile flooring throughout except for carpeting in the bedrooms. Crown molding in the living room, dining room and kitchen. South facing balcony with a gas BBQ outlet. Included is the stove, built-in microwave, fridge, dishwasher, INSUITE WASHER AND DRYER. UNDERGROUND PARKING #52. Car wash bay and visitor parking at the back of the building.

Listing Presented By:



Originally Listed by:
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