



## 9008 99 Avenue 312 Edmonton AB

\$339,800

TREELINE VIEWS from this very BRIGHT 1135 sq.ft. 2 bedroom 2 bathroom condo in RIVER GRANDE conveniently located with the river valley trails at your doorstep, transportation & minutes to the Ice District & quick access to the U of A. This open concept layout has south & east exposures with lots of natural light. The kitchen has white cabinetry, a window, pantry & an island with an eating bar & storage. The living room has a gas fireplace & access to the east facing balcony. The second bedroom is across from the 3 piece bathroom. The primary suite has a walk through closet to the 4 piece ensuite. There is a storage/laundry room. Recent upgrades include brand new wide luxury vinyl plank flooring & paint. Included is the fridge, ceramic top stove, built-in microwave, Bosch dishwasher, INSUITE WASHER & DRYER, A/C. TANDEM UNDERGROUND PARKING #15 with a storage cage. A very well run complex with a fitness room, social room, games room, TV room, guest suite, car wash & visitor parking. Pet friendly.

Listing Presented By:



Originally Listed by:  
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