



## 11716 100 Avenue 314 Edmonton AB

\$282,500

The ULTIMATE DOWNTOWN LOCATION! One of the best locations in the highly desirable Victoria Promenade! Nestled along the promenade this BRIGHT, SPACIOUS, UPDATED 2 bedroom/2 bath suite boasts a large covered balcony area overlooking the promenade with RIVER VALLEY VIEWS. The welcoming foyer, passes by the large in-suite laundry room & leads into the spacious white kitchen with contemporary back splash, ample cabinet space & prep area. The open concept living/dining space is warmed by a gas F/P & has access to the covered patio. The large primary suite has been outfitted with a 3 pc ensuite featuring an easy access shower, plenty of closet space & also has access to the balcony. Recent updates include paint throughout, new S/S appliances, some fixtures & flooring. TITLED underground parking stall and storage locker. Pet Friendly, well run building with social room, workshop & convenient visitor parking. Steps to restaurants, coffee shops, promenade walking paths & a walk to the LRT & Royal Glenora club.

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

dave@davelinklater.com  
<http://www.davelinklater.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)