



## 2204 118 Street 40 Edmonton AB

\$180,000

Beautiful 1,050 sq.ft. 2-bedroom + den carriage home in SW Edmonton. Top floor corner unit in a professionally managed complex, with great access to public transit, schools of all grade levels, and backing on to Blackmud Creek Ravine! Sunny living room features laminate flooring and wood-burning fireplace w/tile surround. Kitchen is well laid-out w/plenty of cabinet space, huge pantry closet, durable cork flooring, and separate dining room. Two bedrooms, both w/ample walk-in closet space, plus 4-pc bathroom and in-suite laundry. Den/flex room is perfect for home office, yoga space, or can be easily converted into 3rd bedroom. Convenient outside storage and a large patio to watch the sun set. This home is ideal for young families, students, or professionals alike, and is available for quick possession.

Listing Presented By:



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