



17150 94A Avenue 411 Edmonton AB

\$202,500

Don't miss out on this fantastic 2 BEDROOM, 2 BATHROOM, TOP FLOOR UNIT in the quiet, 55+ building of the Californian Manor II, with BALCONY OVERLOOKING THE COURTYARD! Open the front door to a spacious foyer, NEWER LAMINATE FLOORING and bright SOUTH FACING WINDOWS. To the left of the entrance is a large IN SUITE LAUNDRY/storage room, and the guest quarters, with second bedroom and 4 pc bathroom. The OPEN CONCEPT living area features a GAS FIREPLACE, eating area, and bright kitchen with NEWER APPLIANCES & COUNTERTOPS. Then, past the living room is the primary bedroom, with WALK THROUGH CLOSET and 3 pc ensuite. Features a great layout with IN-FLOOR HEATING, and TWO CENTRAL A/C UNITS - one controlling the living areas, one controlling the primary bedroom, and one UNDERGROUND HEATED PARKING STALL WITH STORAGE CAGE. Conveniently located close to shops, WEM Mall & transportation. Features of the complex include VISITOR PARKING, CAR WASH, GUEST SUITE, EXERCISE ROOM, SOCIAL ROOM, and has an ACTIVE SOCIAL CLUB.

Listing Presented By:



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