



## 10611 117 Street 412 Edmonton AB

\$249,000

Largest unit in the building. Studio Ed is well situated closed to Grant MacEwan University, and Rogers Place. Amazing curb appeal with blend of modern faux brick, hardy plank and metal exterior finishing. Nestled on the edge of Downtown + close to Brewery District & shopping, you're sure to LOVE all the AMENITIES at your fingertips! Step inside and appreciate an OPEN CONCEPT design w/9' ceilings & low maintenance ceramic tile/laminate flooring. Kitchen space is inviting and SUPER functional w/SS appliances, mosaic backsplash, under cabinet lighting, large cupboards, eat-in-bar + overlooks main living/dining area that fits 4 comfortably. Living room is a great size for all you need w/lots of NATURAL LIGHT + balcony. Both bedrooms are great size. Complete with 2 parking stalls.. Enjoy your east view on your covered deck with natural gas hook up for your BBQ. Best by far, you'll love this place.

Listing Presented By:



Originally Listed by:  
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