



## 11826 100 Avenue 501 Edmonton AB

\$625,000

Perched above the beautiful North Saskatchewan River, boasting spectacular views of the river valley and picturesque sunsets, this sprawling Oliver condo is a must-see. With the Victoria Promenade just outside the front door, this location, nestled in the heart of one of the city's most walkable neighbourhoods is an easy stroll to restaurants, cafes, and groceries. This turn-key property, in the meticulously maintained The Carlisle, is ideal for down-sizers and executive couple alike, or for snowbirds who enjoy the security of a lock and leave property with an onsite building manager. The condo fees are fully inclusive of all utilities, including heat, water, electricity, internet and cable. The easy flow, and thoughtful layout of this two bedroom (both with ensuite bathrooms), den, powder/laundry room, huge living and dining rooms with eat-in kitchen and walk-in pantry will instantly feel like home. Extra storage and two parking stalls will check off the last must-haves on your list.

Listing Presented By:



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