



## 10011 116 Street 504 Edmonton AB

\$179,888

Seller financing is available for this updated, spacious 2 bedroom plus den condo with a river valley view! Located in the heart of Oliver steps to the Victoria Promenade. Updated kitchen with an ample cabinetry including soft close doors & drawers, counters, subway tile backsplash, & equipped w/ stainless steel appliances. Dining area has a lighted furniture alcove & large living room with sliding doors leading to a south facing balcony with spectacular views of the historic Le Marchand Mansion, the River Valley & the U of A. Enjoy the city view in your master bedroom with large walk-in closet. 2nd bedroom also has a city view. Upgraded 4 piece bath, linen & lighted storage room. Newer laminate flooring, fresh paint & lighting. Covered assigned parking stall is included in the adjacent parkade (use or rent it out). Concrete building with all utilities included, individual mail delivery to your door & many common area updates completed (elevators, windows/doors, lobby). Laundry on the same floor as well.

Listing Presented By:



Originally Listed by:  
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