



## 9707 105 Street 804 Edmonton AB

\$259,900

It's all about the view, it is an absolutely breathtaking and beautiful view of the river valley. The balcony offers clear views of the Muttart, Telus Field and beyond. Now for this charming home; over 1200 sq.ft. of modern decor, great open floor plan with plenty of room to entertain, hardwood floor, gas fireplace, air conditioning, large primary bedroom with 5-piece ensuite, spacious secondary bedroom, additional 3-piece bathroom, in-suite storage and laundry. Hot summers, no problem the building is air conditioned and for your enjoyment a large fitness room with an assortment of machines both cardio and free weights. No need to scrape snow in the winter with a titled, heated underground parking stall. This location offers convenient access to all amenities around the downtown core, River Valley, Parks, Trails, and U of A. We all have been told to not judge a book by it's cover, well here is proof as once you enter you will be delighted. Come for the view, love the space, and enjoy the location!

Listing Presented By:



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