



## 9909 110 Street 804 Edmonton AB

\$275,000

A ROOM with a SUNSET VIEW! Not only does this 8th floor suite provide spectacular views & sunsets, these "04" corner units are the PREMIUM desired location in this building & rarely come available! BRIGHT South + West facing suite is drenched with natural light. Full reno combined thoughtful functionality with sleek lines & over the top built-in storage with a hip/cool vibe. PRIME location in one of the most sought after downtown pockets. Walkability score is off the charts! BIKING + walking trails for those who appreciate a healthy active lifestyle. Add in your proximity to River Valley, LRT, High Level Streetcar, Legislature Grounds, Victoria Golf Course & Driving Range, quaint coffee shops & fantastic restaurants, endless entertainment venues, & MUCH more. PRIME location in the heart of this historic community. HEATED UNDERGROUND titled stall is OVERSIZED & by elevator. Building amenities: social, saunas, gym, party, pool tables, outdoor social/gazebo area. Only 4 suites per floor. Concrete building.

Listing Presented By:



Originally Listed by:

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