



## Edmonton Alberta

\$579,000

QUIET RAVINE LIVING in THE EDGE 2 AT LARCH PARK, a premier apartment-style condo community in Magrath Heights. The WILLOW FLOOR PLAN(1138 SF) offers a comfortable elegant interior that features a stunning entertainer's kitchen, open-concept layout, electric fireplace, spacious closets, A/C, upgraded window coverings, and more. This 2-bedroom, 2-bathroom unit includes 2 titled parking stalls (1 underground, 1 surface) and extra storage. Perfect for empty nesters looking for quiet surroundings with exceptional amenities: OWNER'S LOUNGE, CHEF'S KITCHEN, FITNESS & YOGA STUDIOS, GARDEN, FIRE PIT, GAMES ROOM, ART STUDIO, LIBRARY, BOARD ROOM, THEATRE, GUEST SUITE, DOG PARK & DOG WASH. Relax amidst nature on your 20' northeast facing balcony with RAVINE VIEWS OR ON THE ROOFTOP DECK. Owners access to nearby LARCH SANCTUARY TRAILS and a vibrant community convenient to all amenities and Anthony Henday/Whitemud Freeways. (id:6769)

Living room 4.05 m X 3.77 m

Dining room 2.06 m X 4.14 m

Kitchen 3.67 m X 5.52 m

Primary Bedroom 3.88 m X 3.78 m

Bedroom 2 3.94 m X 3.08 m

Laundry room 1.51 m X 2.36 m

Utility room 0.86 m X 0.82 m

Listing Presented By:



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