



## Edmonton Alberta

\$504,000

An exceptional opportunity to own a renovated 15th-floor residence in LeMarchand Tower offering over 1,900 sq ft of refined living beside the river valley. Redesigned into an open-concept layout by Anthem Construction, it features Brazilian hardwood floors, a welcoming foyer and a glass French-door coat closet. The sunken living room and formal dining room create an elegant, inviting space for entertaining. The custom kitchen boasts rich cabinetry, granite countertops, premium appliances, an island, breakfast nook, pot lighting and a butler's pantry. The primary bedroom has his-and-hers closets and a spa inspired ensuite. The second bedroom includes dual closets, and the main bathroom is a beautifully finished 4-piece. A generous laundry/storage room with newer washer and dryer and two underground parking stalls complete the home. Building amenities includes a chandeliered lobby, secure video entry and a multi-use social room, guest suite; all steps from the river valley, Victoria Golf Course, and trails. (id:6769)

Living room 6.41 m X 4.83 m

Dining room 3.9 m X 3.13 m

Kitchen 5.5 m X 5.76 m

Primary Bedroom 7.08 m X 3.68 m

Bedroom 2 5.09 m X 2.28 m

Laundry room 3.17 m X 2.02 m

Breakfast 5.53 m X 3.58 m

Listing Presented By:



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