



## Edmonton Alberta

\$249,900

Extremely clean and cozy 3-BEDROOM or 2-beds + den corner unit located on the 2nd floor of Promenade Eaux Claires. Offering approximately 1,200 sq ft, this is one of the largest units in the building, ideal for families or those seeking extra space. The bright, open layout is filled with natural light and features plush, newer carpet, modern paint tones, and a gas fireplace. The functional kitchen includes newer high-end stainless steel appliances. Bedrooms are generously sized and thoughtfully positioned on opposite ends of the unit for added privacy. The den with French doors easily functions as a third bedroom, home office, or flex space. Additional highlights include in-suite laundry with storage, air conditioning, and two titled parking stalls--one heated underground with a storage cage and one surface stall. Well-managed building offering a fitness room, games lounge, guest suite, ample visitor parking, and walking distance to all amenities. (id:6769)

Living room 4.07 m X 3.95 m

Dining room 3.07 m X 3.15 m

Kitchen 3.19 m X 2.63 m

Primary Bedroom 3.55 m X 4.15 m

Bedroom 2 3.41 m X 3.56 m

Bedroom 3 3.65 m X 3.34 m

Listing Presented By:



Originally Listed by:  
Sable Realty



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