



## Edmonton Alberta

\$239,900

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.