



## Edmonton Alberta

\$198,500

Third-floor calm in a pet-friendly 18+ building, with a covered balcony overlooking the trees, just a short walk from Blackmud Creek Ravine. Over 1,200 sq ft of 2 bed, 2 bath living, move-in ready. The open-concept kitchen, dining and living space gives you room to breathe, anchored by a wood-burning fireplace that makes the living room feel like a retreat. Newer windows, updated balconies and boiler, stainless appliances, and A/C for summer. In-unit laundry was recently renovated with added cabinet storage. Storage locker, carport stall, elevator and visitor parking included. Century Park LRT is a short walk for an easy ride downtown or to the U of A. FreshCo, shops and restaurants line 111 St, with South Common minutes away. This much space, this many updates, this close to the ravine, doesn't sit on the market. (id:6769)

Living room 4.22 m X 4.02 m

Dining room 4.1 m X 2.85 m

Kitchen 3.44 m X 2.5 m

Primary Bedroom 4.63 m X 3.68 m

Bedroom 2 4.63 m X 3.05 m

Laundry room 2.57 m X 2.19 m

Storage 1.34 m X 1.11 m

Listing Presented By:



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